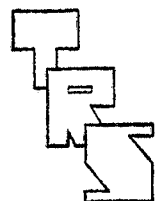


SPECIFIC PLAN
for
JACUMBA VALLEY RANCH
SP91-003, P61-012
ENVIRONMENTAL LOG #89-22-3
SCH #90010447



Consultants

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SCH #90010447

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1. INTRODUCTION

1.1 Overview of Project

Jacumba Valley Ranch, previously known as the Ketchum Ranch SPA, is a proposed residential, commercial and recreational development. The project includes current or future applications for approval of a specific plan, formation of a special district, rezones, tentative maps and major use permits. These approvals will enable development of the 1,250 acre site with 1,048 dwelling units; a golf course and clubhouse; a hotel; commercial area; a congregate care facility; equestrian center; sand mining and mineral extraction; a water reclamation facility; and a water treatment facility. The project also includes areas of ~~natural and recreational~~ open space, an elementary school site, and approximately 66 acres designated as "Future Planning Area." Table 1 on page 1-27 summarizes the characteristics of these project components.

Jacumba Valley Ranch is located between Interstate 8 and the U.S./Mexico International Border adjacent to the community of Jacumba in eastern San Diego County (see Figures 1 and 2, pages 1-11, 1-12). The property takes access from Interstate 8 via Carrizo Gorge Road, and from Old Highway 80 which crosses the southern portion of the property. Figure 1 is the Regional Vicinity Map and Figure 2 locates the project site in reference to the USGS Jacumba Quadrangle. The site is located within the Mountain Empire Subregional Planning Area of the County General Plan as shown on Figure 3, page 1-13.

The Ketchum Ranch SPA is designated as #21 Specific Plan Area on the Mountain Empire Subregional Plan, which is an element of the County General Plan. The southernmost 556 acres of the project site are within the Country Town Boundary of Jacumba and carry an overall residential density designator of 1.7 dwelling units/acre. No density has been assigned by the Subregional Plan to the northerly 694 acres of the project site. The entire SPA is classified as S-88 Specific Plan zone, as shown on in the Zoning Box, Table 2, page 1-28. The Regional Land Use Element Map, Figure 4, page 1-14, illustrates the proposed land uses within the Jacumba Valley Ranch Specific Plan. As shown, the southern portion of the SPA lies within the Jacumba Country Town boundary.

A Specific Plan Map, Figure 5, page 1-15, has been prepared to show the distinct development areas within the project. The project is proposed to be developed in four phases, as shown on the Development Phase Map, Figure 6, page 1-17. Table 1, page 1-27, summarizes the project by phases. ~~As noted~~, Phase 1 will precede the others, while Phases 2-4 may be developed in any order. Figure 7, page 19, is an illustrative plan which shows the individual elements of the proposed project and conceptual landscaping. These elements are described in more detail below. A land use summary of the project follows:

Land Use Summary

<u>Use</u>	<u>Acres</u>
Residential (1,048 Dwelling Units)	332.00
Commercial	28.50
Congregate Care	13.00
Golf Course/Flood Control	285.00
Hotel	14.40
Equestrian Center	31.70
Water Reclamation Facility (WRF)	11.80
Water Treatment Facility (WTF)	12.00
School Site	10.00
Major Roads	25.80
Natural Open Space	235.80
Open Space	184.00
Future Planning Area	66.00
Total	1,250.0

1.1.1 Residential

The residential element of the proposed project comprises 1,048 dwelling units on approximately 332 acres proposed within ten residential land use areas. The majority of the residences, 803 units, will be single family detached homes. Residential areas are proposed in Areas A-F, H, and I, as shown on the Specific Plan Map, Figure 5, page 1-15. Encompassing 293.9 acres, the densities in the single-family detached residential neighborhoods will range from a low of 0.4 dwelling units per acre (DU/Ac) in Area I to a high of 5.0 DU/Ac. in Area H. Table 1, page 1-27, summarizes residential characteristics of the project. Seventy multi-family attached dwellings will be constructed in Area G, which covers 7.6 acres and will have a density of 9.2 DU/Ac. Area O, consisting of 30.5 acres will have 175 variable family attached dwelling units. Residential lots for all areas will be created through subsequent tentative maps. Additionally, Areas I and G will require Site Plans to address noise issues and Areas D and O will require a Site Plan to address visual impacts.

1.1.2 Golf Course and Clubhouse

Phase 1 includes an 18-hole private “championship” golf course and clubhouse facility on approximately 230 acres of Area S as shown on Specific Plan, Figure 5, page 1-15. Approximately 130 acres of the golf course will consist of irrigated

fairways, greens, tees, a practice tee, and a driving range. The tees and greens will be irrigated from groundwater and the fairways will be irrigated with reclaimed water. The roughs and “out of bounds” areas adjacent to the fairways will use native and naturalizing plants suitable for the climate and rainfall conditions of Jacumba, and will not be constructed with a permanent irrigation system. A 200-foot wide Sempra Energy (formerly known as San Diego Gas & Electric) easement traverses the area designated for the golf course. The golf course design will provide for access by Sempra Energy to all of their facilities. A Major Use Permit will be processed for the golf course and clubhouse. Initial clubhouse construction will be limited to an approximately 3,000 square foot starter and pro shop, rest rooms, locker facilities, and equipment storage (see Conceptual Clubhouse Landscape Plan, Figure 8, page 1-20). A septic system will provide sewer to the clubhouse until the wastewater reclamation facility is implemented in a later phase. A future clubhouse expansion will add approximately 8,250 square feet to expand the pro shop and locker facilities. A dining room, cocktail bar, lounge area, club offices, and expanded maintenance facilities will also be added. A pool, Jacuzzi, and tennis courts may also be added.

1.1.3 Hotel

A 200-room resort hotel on approximately 14.4 acres is proposed by the Specific Plan for Area P (Conceptual Hotel Concept Plan, Figure 9, page 1-21). The hotel is planned to be a maximum of two stories and 35 feet in height. A subsequent Major Use Permit application will be filed for this facility, which will include tennis courts, swimming pool, health and mineral water spa, restaurant, and banquet room.

1.1.4 Commercial Area

Approximately 28.5 acres of community and service commercial area is proposed as an extension of the existing Jacumba townsite (Area J on Figure 5). This would provide goods and services for local residents, a medical clinic, space for tourist-related commercial, and community services such as a Sheriff’s substation and civic use area such as a library. Due to the relatively low density and rural nature of the community, the commercial area would not be a typical comprehensively planned and developed commercial/retail center, which is usually anchored by a major supermarket. Instead, creation of commercial space would follow a more traditional planning and development process. The initial development process will be to subdivide the commercial space into blocks and lots, using a grid street pattern similar to the existing townsite. Potential tenants could either purchase lots and develop individual stores and shops, or enter into a “build to suit” lease arrangement with the property owner. The commercial area would also be of relatively low intensity and include open “festival” space for community activities. The commercial center would promote and enhance pedestrian activities and friendliness. Its association to the existing Jacumba townsite would attract diverse tenants to serve existing and future residents.

For purposes of the Specific Plan and EIR, a maximum of 108,000 square feet of gross leasable area (GLA) is planned and would be composed of the following:

- Grocery store (28,000 square feet)
- Hardware/garden supplies (25,000 square feet)
- Retail stores and specialty shops including restaurants (25,000 square feet)
- Professional offices, including medical services (25,000 square feet)
- Community space, such as a meeting or special events hall (5,000 square feet).

A Master Site Plan would be required for the all development, with subsequent Site Plans required to implement components of the use, including changes in uses and tenant improvements, within the commercial area. The site plan will include a determination of conformance to the traffic impact analysis contained in this document as it relates to allowable square footage noted above, as well as conformance with design and noise impacts.

1.1.5 Congregate Care Facility

A 90-bed senior citizen care facility is proposed on approximately 13 acres located south of Old Highway 80 (Area K on Figure 5). The facility would provide three types of accommodations:

- Independent one-bedroom living units;
- Room and board accommodations in individual or shared rooms without kitchens, which would include non-medical care and supervision including social activities and personal health services such as assistance in dressing, grooming, distribution of doctor-prescribed medication, and monitoring of special diets;
- A convalescent care facility providing skilled nursing services for residents who, because of chronic illness or physical infirmity or unable to care for themselves.

Although no precise plan has been prepared for this area, the facility is intended to be comprised of one and two story buildings located within a landscaped setting. Uses would be limited to facilities commonly referred to as “rest homes,” “convalescent homes,” or “retirement homes” and classified as Group Care (Section 1345 of the County Zoning Ordinance); however, ~~specifically~~, kitchens will not be allowed in the units. Future development will need to obtain a Site Plan.

1.1.6 Sand Mining

Sand will be extracted from within the Boundary Creek, Flat Creek, and Carrizo Creek floodplains during grading of the golf course, ponds, and flood control improvements. The area is shown on Areas of Sand Extraction, Figure 10, page 1-22). This extraction is necessary to provide adequate flow capacity for a 100-year storm. Following construction of the flood control improvements, periodic clean-out and export of sand will be needed to maintain the flow capacity. A Major Use Permit (MUP) is required for offsite export of sand removed during periodic clean-out of the channel. This permit will be a component of the MUP for the golf course and flood control improvements. Sand removed from the site is expected to be of adequate quality for use in aggregate products such as concrete.

The estimate of the maximum total quantity of sand exported during the initial site grading of the golf course and flood control facilities is 350,000 cubic yards. It is expected that up to 100,000 cubic yards of sand would be exported during the annual maintenance of flood control settling basins; the upper range of the annual yield could be expected following major floods. Sand will be screened using a portable screen and conveyor as it is mined and hauled offsite. Some excess sand may also result from grading in other areas and, if not needed onsite, will be exported. As recommended in the Hydrology/Flood Control section of the EIR, sediment removal will be done on an infrequent basis following periods of heavy runoff in order to maintain proper functioning of the flood control system and protect the golf course from erosion and sedimentation. This periodic removal will occur where the three creeks enter the project site from the west, south, and east.

1.1.7 Rock Quarry

Also located within the Golf Course/Flood Control land use area is a rock quarry, which is proposed for expansion to provide material for the flood control drop structures, onsite road base, and offsite export. Onsite equipment will include a portable crushing plant with a jaw crusher and triple screen. The EIR includes an analysis of the operational impacts of the quarry, including offsite hauling averaging ten export trips per day. The quarry, located approximately 400 feet southwest of the Interstate 8 (I-8)/Carrizo Gorge Road off-ramp, has been operated intermittently since the 1950s as a supplier of rock to major construction projects in east San Diego County, including the construction of I-8 in the 1960s. This quarry constitutes an existing legal non-conforming use. The quarry will continue to operate at or below its historical level of non-conforming use. A Major Use Permit will be required to expand the quarry and create a reclamation plan. As shown conceptually on Figures 11A and 11B, page 1-23 and 1-24, golf course hole 9 will initially be located south of the quarry, then realigned as part of quarry reclamation to run through a rugged, boulder-strewn ravine created from the quarry.

1.1.8 Water Reclamation Facility (WRF)

An onsite WRF will be located in the north-central portion of the site (Area Q of Figure 5). The facility is currently planned for a capacity of 500,000 gallons per day or 0.50 million gallons per day (MGD), which is adequate to handle the treatment of all sewage generated by the proposed project and the Jacumba townsite area. Thus, it would have the capacity to serve the needs of both the project and the existing town of Jacumba, which does not currently have the sewer facilities infrastructure to hook up to the proposed WRF. Adequate area has been provided to accommodate expansion of the facility in order to serve development of the Future Planning Area of Jacumba Valley Ranch.

Reclaimed water produced by the facility will be used for irrigation of the golf course as permitted by State health regulations. The sewage will undergo a treatment process that will treat wastewater to a level that will meet State health standards and will not impact groundwater resources. A Community Services Facilities District (CSD) is proposed to be formed to own and operate the facility. The district boundaries and sphere of influence would include only the SPA. ~~However, a service agreement with the existing Jacumba Community Services District will enable sewer service to be provided, primarily for commercial uses and public facilities, or where septic systems have failed.~~ Alternatively, the project may annex to the existing Jacumba Community Services District (JCSD). Major Use Permit P91-012 for the initial phase of the water reclamation plant has been submitted for concurrent approval with the Specific Plan.

1.1.9 Water Treatment Facility (WTF)

To meet State and Federal drinking water standards relative to total dissolved solids (TDS), a state of the art system will be constructed in an approximately 1,400 square feet building situated on a 12 acre site in the southeast portion of the SPA (Area T of Figure 5). The water production system will provide up to 592 acre feet per year (afy) for proposed residential, commercial, and other urban uses. Golf course irrigation will also use the low TDS water for tee and green irrigation. The net consumptive use for urban and golf course purposes will be 603 afy. The WTF will require a Site Plan. The WTF will be constructed if warranted by a decline in water quality, as discussed in the EIR, Section IIC.

Two new wells near existing wells within Jacumba Valley Ranch will be the source of water for the treatment plant. Two water tanks are proposed for the project which will be located in Areas D and I, and will be reviewed as part of the Site Plan required by the "D" Designator. Further information on the proposed water treatment plant is provided in the Groundwater and Sewer and Water Facilities chapters of the EIR for ~~The~~ Jacumba Valley Ranch. A private water company will own and operate the water facilities.

1.1.10 Flood Control

Flood control for the project involves both onsite and offsite facilities necessary to protect both proposed development and the existing townsite of Jacumba. This system has been designed to comply with the SPA description contained within the Mountain Empire Subregional Plan to “prevent periodic flooding originating at the Mexican border.” Most of the flood control system is within the proposed golf course (Area S of Figure 5), but portions are within onsite areas in the western project area and south of Old Highway 80, and offsite to the west in the area of Railroad Street. Figures 22-25 in the Hydrology/Flood Control section of the EIR illustrate proposed flood control facilities. The flood control improvements will be built in conjunction with the golf course, and will be the first project component constructed. Both facilities will be built under a single Major Use Permit.

1.1.11 Equestrian Center

Area R, located in the northern portion of the project is designated for development of an equestrian facility. No timetable for development of this facility has been established. A maximum boarding capacity for 150 horses in one or more barns would be provided, together with breeding and training facilities such as hot walkers, lunge areas, and a paddock area. The equestrian center would be oriented primarily to pleasure riding, but may also include onsite activities such as a riding arena, polo or rodeo arena, and dressage arena, and trails. Parking for approximately 50 cars would also be provided. A subsequent Major Use Permit would be required to authorize this use.

1.1.12 Natural Open Space

In addition to the golf course and other recreational open space, approximately 235.8 acres is proposed to be designated as natural open space by this Specific Plan. Shown as Area N on Figure 5, the area is composed of the steep slopes associated with Round Mountain and the adjacent floodplain in the western portion of the project; the east-central area is defined by a ridgeline and drainage swale. Natural open space will be dedicated in phases, corresponding to the four phases of the project and the “Future Planning Area.” The amount of land dedicated to open space in each phase will be in approximate proportion to the percentage of the overall project area in represented by that phase. Dedication will take place when the first component of a phase is processed to recordation and vesting.

1.1.13 Open Space

An additional 184 acres north of the Country Town will be dedicated as open space (Area Z on the Specific Plan Map.) No residential, commercial, or industrial development is planned in this area. The area is not being dedicated to preserve

natural resources however, and may allow recreational uses such as trails and picnic areas. Open Space will be dedicated in phases, corresponding to the four phases of the project. The amount of land dedicated to Open Space in each phase will be in approximate proportion to the percentage of the overall project area in that phase. Dedication will take place when the first component of a phase is processed to recordation and vesting.

1.1.14 School Site

Approximately 10 acres located east of Carrizo Gorge Road will be made available to the Mountain Empire Unified School District as a designated public school site. Preliminary discussions with the school district have indicated that this site would be suitable for their needs. An agreement with the District regarding this site is being pursued. If the District determines to not obtain title to this site it would become part of the "Future Planning Area."

1.1.15 Traffic Circulation System

Roads designated as "A", "B", "C", "D", and "E" make up the internal traffic circulation system of the project. These roads make connections both inside the project boundaries and to existing public roads, including Old Highway 80 and Carrizo Gorge Road, which now serve the community of Jacumba. New Road "A" is to be a public road and improved as an Industrial/Commercial Collector. New Roads "B", "C" and "D" may be public or private roads and improved as Residential Collector roads. New Road "E" is to be a public road and improved as a Rural Collector. Road Segments A-E, Figure 12, page 1-25, delineates the proposed road system.

1.1.16 Future Planning Area

Area L on Figure 5 is designated as a Future Planning Area in accordance with the Ketchum Ranch SPA description contained within the Mountain Empire Subregional Plan. This applies to approximately 66 acres located in the ~~northern~~ and southern portions of the SPA. A subsequent General Plan Amendment would be required in order to establish a density for residential development outside of the Jacumba Country Town since no density for this portion of the Specific Plan Area currently exists in the Mountain Empire Subregional Plan (see Figure 3, page 1-13). In addition, a Specific Plan amendment, and ~~"Tier 3"~~ EIR would be required for approval of development in these areas, and may include additional residential, light industrial, and commercial uses.

1.2 Background

In December 1986 the San Diego County Board of Supervisors approved a General Plan Amendment (GPA 86-03) to the Mountain Empire Subregional Plan in order to permit development of a large-scale residential community with complementary commercial, recreational, and entertainment facilities. The Jacumba Valley Ranch was included as part of a General Plan Amendment (GPA) in 1986 which updated the Mountain Empire Subregional Plan area, including the subject property. As part of GPA 86-03, land use designations for the subject property were changed from (18) Multiple Rural Use and (21) Specific Plan Area (1.69 dwelling units per acre) to (21) Specific Plan Area with only the portion within the Jacumba Country Town given a density of 1.7 dwelling units per acre. The entire parcel was designated a Specific Plan Area (SPA), requiring the preparation of a comprehensive Specific Plan. The language contained in the Subregional Plan describes a multi-use land use concept and phasing for development of the property.

More specifically, the property is described in the Mountain Empire Subregional Plan as follows:

“The Ketchum Ranch Specific Plan proposes a multi-use concept, a residential community and recreational and visitor-oriented commercial uses on approximately 1300 acres next to Jacumba. The proposed Specific Plan would be developed in two (2) phases.

Phase 1 would develop the southern 653 acres of the Ranch, within the Jacumba Country Town, with 1,110 units and various support and neighborhood commercial and recreational uses which may include: a golf course, equestrian trails, club house, tennis courts, swimming pools and other residential-orientated recreational uses. Phase 1 would also include a sewage treatment facility, and may include a hotel and visitor-serving recreational uses in the northern portion of the Specific Plan Area. The proposed sewage treatment facility and trunklines shall be sized to serve future residents of the Ketchum Ranch Specific Plan Area and existing residents of Jacumba Country Town.

Phase 2 would develop the northern 694 acres with residential, and light industrial and commercial uses. Phase two would be deferred for a minimum of three years or until the Jacumba Country Town is expanded to include the northern portion of the Ranch.

The Ketchum Ranch Specific Plan proposal shall create a community in harmony with the existing town of Jacumba and provide services to the existing residents of Jacumba. It will also be sensitive in its design to the natural and historical resources of the Jacumba area. Adequate provisions shall be made to prevent periodic flooding originating at the Mexican border.”

The Board of Supervisors considered the project on June 21, 2000. The Board directed the staff and the applicant to develop a project proposal emphasizing an expanded equestrian use, medical services within the commercial area, and open space. This Specific Plan reflects the changes to the project requested by the Board on that date.

1.3 Authority and Scope

The purpose of the Specific Plan, as defined by California Government Code (Title 7, Chapter 3, Article 8, Section 65450, et seq.) is to accomplish “the systematic implementation of the general plan.” Policy 2.6 of the Regional Land Use Element of the County General Plan provides for the designation of Specific Plan Areas “where the Board of Supervisors has determined that more detailed planning is required prior to development.” Board of Supervisors Policy I-59 further states that a Specific Plan “directs all facets of future development: from the distribution of land uses to the location and sizing of supporting infrastructure, methods of financing public improvements, and standards of development.”

The purpose of the Jacumba Valley Ranch Specific Plan is to review the project with respect to the following considerations:

1. Consistency with all existing State laws and local ordinances.
2. Conformity to the adopted General Plan and its Elements, including the Mountain Empire Subregional Plan. (See Chapter 4)
3. Compatibility with adjacent land uses.
4. Consistency with the County’s growth management policies.
5. Availability of public facilities and services adequate to serve the development.

Adoption of the Jacumba Valley Ranch Specific Plan will include this text which establishes conformance of the project with existing plans, policies, and ordinances; and a Land Use Plan which designates permitted land uses. In addition, an implementation plan which directs the build out of the project by phases will be included. A “Public Facilities Financing Plan,” which identifies the scope and financing alternatives for public facilities to support the project, is included as Appendix A.

2. LOCATION AND SETTING

2.1 Project Location

Jacumba Valley Ranch is located approximately 56.8 miles east of downtown San Diego in the community of Jacumba. This community lies in the Mountain Empire Subregion, approximately 5.1 miles within the boundary of San Diego County as shown in Figure 3, page 1-13. The Imperial County community of Ocotillo and the City of El Centro are located 14.2 and 38.7 miles to the east, respectively. The project site is located between Interstate 8 and the U.S./Mexico International Border (see Figures 1 and 2, pages 1-11 and 1-12), and includes portions of Sections 4, 5, 8, and 9, Township 18 South, Range 8 East, and a portion of the south half of Section 32, Township 17 South, Range 8 East.

The property takes access from Interstate 8 via Carrizo Gorge Road and from Old Highway 80 which crosses the southern portion of the property. The existing community of Jacumba lies on the western boundary of the project and south of the San Diego and Arizona Eastern Railway ~~Imperial Valley~~ rail line. The rail line enters the project site at its westerly boundary, curves to the north and continues through the western portion of the project. It then crosses under Interstate 8 to begin its way down Carrizo Gorge to Imperial County. The rail line is operational to the property, but is in disrepair beyond it. Studies have been undertaken to evaluate the feasibility of restoring the entire line between San Diego and Imperial Valley.

2.2 Environmental Setting

The property, historically in agricultural use, contains a ranch house complex near Old Highway 80. The majority of the property, which lies on the floor of Jacumba Valley, has been graded and cultivated since the 1920s. The existing conditions of the site and its cultural history provide a unique environmental setting for the Jacumba Valley Ranch project.

2.2.1 Surrounding Uses

The site is bordered by Interstate 8 to the north, the Mexican border to the south, Round Mountain and the town of Jacumba to the west, and Carrizo Gorge Road and hillside to the east. Natural desert vegetation surrounds the site in all directions. The visual backdrop to the west is Round Mountain, a sparsely vegetated volcanic peak rising approximately 560 feet above the valley floor at elevation 2800 feet AMSL. The project site incorporates most of the valley floor and the eastern half of Round Mountain.

The area offsite to the southwest supports a variety of upland and riparian communities. The upland areas support or have historically supported semi-desert chaparral, which is similar in vegetation to the same habitat type found onsite. Much of the upland area has been disturbed by the railroad, development within Jacumba, and off-road vehicles. In 1993, the U.S. Soil Conservation Service constructed pipe and wire revetment for bank stabilization along 2,600 feet of Boundary Creek north of the townsite. Approximately 1,000 feet of the stabilization is within the Jacumba Valley Ranch (USDA 1993).

The southern willow scrub north and west of the Jacumba townsite, has also been disturbed by the development of Jacumba, off-road vehicles, natural flooding events, and by channelization of Boundary Creek.

The surrounding area is best characterized as rural and undeveloped. Surrounding land use as viewed from the site includes open and mountainous terrain in all directions, with the river valley flowing through the center of the project.

Land adjacent to the project to the southwest is also categorized as Country Town and Rural Development Area (RDA) on the Regional Land Use Element. On the Mountain Empire Subregional Plan the designations are (#1) Residential and (#8) Residential to the west within the Jacumba townsite; (#13) General Commercial for the Carrizo Gorge off-ramp area to the north; (#18) Multiple Rural Use to the west, north, and east; (#22) Public/Semi-Public to the northwest, northeast, and southeast and south; and (#23) National Forest, State and Regional Parks to the northwest and north. Also nearby, along Old Highway 80 within the Jacumba townsite, land is designated (#11) Office/Professional, (#13) General Commercial, and (#14) Service Commercial. Existing General Plan and Zoning, Figure 13, page 2-9, shows the existing zoning and lot sizes which have been applied to implement the Subregional Plan land use designations.

2.2.2 Infrastructure and Existing Uses

The existing townsite of Jacumba is located adjacent to the southwest boundary of the project and supports a variety of residential, commercial, and community facilities. The town was originally subdivided in the early 1900s into 25-foot and 40-foot wide lots reflective of its role as a resort of the 1920s. Street names such as Seeley, Brawley, Heber, and Holtville also indicate the town's role as a vacation spot for Imperial Valley residents. The Vaughan Spa and Hotel, built in 1925, became the focal point of the community. The hotel was damaged by fires and was demolished in early 1991.

Jacumba today is a rural community with approximately 200 homes in and around the town. A trailer park located on the north side of Old Highway 80 adjoins the project site. Though very little new residential construction occurred in the 1980s, recently several new homes have been built on existing lots in the townsite. Limited commercial uses also exist along Old Highway 80 in the Jacumba townsite, including two auto repair garages, ~~one three~~ small retail stores, a video store, a realtor, a newspaper office, and a motel with restaurant and bar. Recent improvements to existing storefronts in the commercial district include the Jacumba Mountain Health Center and an art gallery and a library. Two of the town's grocery stores closed during the 1990s. The Jacumba Elementary School is also located in the town, south of Old Highway 80, and the Jacumba Post Office is located on the north side of Old Highway 80. Figure 14, page 2-11 is an aerial photograph with the project overlaid.

The Jacumba Airport is located east of town and adjoins the southeast boundary of the project. The airport is not heavily used. Aircraft operations are primarily gliders and tow planes. In 1990, SANDAG estimated that by year 2010, annual aircraft operations would be 4,374, of which 40 percent would be conducted by gliders.

A 200-foot wide Sempra Energy (formerly San Diego Gas & Electric) easement runs east-west across the central portion of the property. This easement accommodates a 500 kV transmission line and a service yard. ~~The project will preserve access to all Sempra facilities. The main purpose of the line is to transmit electric energy generated from power plants located east of California to consumers throughout Southern California.~~ Activities in the easement include transit to and from the service yard, re-grading of roads to maintain access, as well as an occasional washing of insulators with a high-pressure water hose mounted on a water tanker/boom truck. Sempra reserves the right to add additional facilities within the easement subject to California Public Utilities Commission approval, although at the time of this publication there were no plans to add facilities. ~~The project will preserve access to all Sempra facilities. The main purpose of the line is to transmit electric energy generated from power plants located east of California to consumers throughout Southern California.~~

The International Border with Mexico adjoins the project site along the south, with approximately 15 to 20 residences located on a hillside just south of the border. The Mexican community of Jacume is located approximately two miles to the south and contains a population of approximately 200 persons. There is no U.S. Point of Entry at Jacumba and no permitted vehicular or other access. The border is defined by a fence, and a 60 foot wide "Public Reserve" to facilitate border patrol operations along the border adjacent to the Jacumba Valley Ranch property. An additional 90-foot wide setback easement is required by the Mountain Empire Subregional Plan and Section 4830 of the County Zoning Ordinance, thus providing a total open space area 150 feet in width north of the International Border.

Electrical and water service have been available to the town of Jacume since the early 1990s. However, population in Jacume decreased when border crossing became more restricted and U.S. citizens who had been living in Mexico opted to move to the United States. Since then Jacume has maintained a fairly stable population base over the last decade.

2.2.3 Physical Resources

Jacumba Valley Ranch is located at the eastern portion of the Peninsular Range Province, which is part of the Southern California Batholith. Rock types are mainly made up of granitic, older metavolcanic, and metamorphic rocks. The formation of the valley is believed to be the result of extensional forces, possibly related to those causing formation of the Salton Trough. Volcanism is common in extensional rift zones, which is why Tertiary-aged volcanic rocks are found in the Jacumba area and almost nowhere else in the Peninsular Ranges.

There are no known active faults on the property. One fault has been mapped as extending onto the western edge of the site, south of Round Mountain, though none of the faults mapped in close proximity to the site have been classified as active, based on California Division of Mines and Geology criteria. The nearest known active fault to the site is the Elsinore fault located approximately 12 miles to the northeast. A maximum probable event on the Elsinore Fault (considered the design earthquake for this area) is expected to result in a peak horizontal bedrock acceleration of 30 percent of the force of gravity and a repeatable ground acceleration of 20 percent of the force of gravity. The estimated return period of occurrence for the design earthquake is 100 years.

Prominent topography onsite includes the eastern half of Round Mountain in the northwest portion of the site, and an unnamed area of steeper topography in the southeast portion of the site that currently contains the Ketchum Ranch. The related slopes on the western side of Jacumba Valley contain native vegetation, as do the rolling hills on the eastern side of Jacumba Valley. Most of the central portion of the valley contains disturbed vegetation due to continuing agricultural production and cattle grazing.

Jacumba Valley lies on two aquifers, one on top of the other, separated by a layer of basaltic lava. It is estimated that there is 21,250 acre-feet of groundwater in storage in the upper alluvium aquifer, while the lower aquifer is estimated to contain 11,750 to 25,000 acre-feet of recoverable groundwater in storage beneath the project site.

Several streams flow into Jacumba Valley and have deposited a thick section of alluvium within the central part of the valley, which is on the order of 100 to 150 feet thick in the center of the valley. These streams include Boundary Creek from the west, Carrizo Creek from the east, and Flat Creek from the south. The streams meet near the center of the property and flow north via Carrizo Creek, leaving the property and eventually flowing through Carrizo Gorge to the desert. Ketchum Ranch and the Jacumba Valley Ranch Water Company (formerly Ketchum Ranch Water Company), a private water company, utilize groundwater from the project site for agriculture and domestic purposes, and for the existing gas stations located at the I-8 off-ramp. They use existing wells capable of producing in excess of 1,000 gallons per minute. The Water Company also periodically sells water for offsite use.

Flood channel improvements are proposed along the three creeks. These flood channel improvements will provide necessary flood protection, recreational opportunities, and passive use open space. Proposed flood control improvements include offsite improvements to an existing flood control channel located west of the project site. These offsite improvements are proposed to alleviate the existing flooding danger to the town of Jacumba.

Climate for the area varies from average low and high temperatures in July of approximately 60 degrees and 97 degrees, to average low and high January temperatures of 35 degrees and 62 degrees. Jacumba experiences an average precipitation rate of about 12 inches per year.

2.2.4 Biological Resources

The Ranch supports a variety of native and disturbed plant communities including semi-desert chaparral (SDC), sparse SDC, desert saltbush scrub, desert sink scrub, valley freshwater marsh, mesquite woodland, and disturbed areas. Disturbed areas comprise the largest area of any of the onsite "plant communities." The site has a long history of farming and ranching. These activities have been confined primarily to the valley floor and eastern hills. However, grazing has also occurred in the western hills and Round Mountain area. Disturbed area resulting from such activities covers approximately 587.6 acres or 47 percent of the project site. These areas contain barren soils, cropland, or support non-native plants.

A variety of amphibians, reptiles, birds, and mammals have been observed on the project site. Its wildlife habitat value is positively influenced by the presence of water, heterogeneity provided by different vegetation types, edge effect caused by occurrence of several vegetation types, and connection with undeveloped areas offsite. Negative influences on the wildlife habitat include disturbances from past farming, mineral extraction, and past cattle grazing. The northwestern area of the project site

incorporates all of the positive elements, and although it has been disturbed by grazing, it is the best onsite wildlife habitat. The semi-desert chaparral in the western and eastern portions of the property is relatively undisturbed and it provides some wildlife value; though it is not as important as the mesquite woodland and freshwater marsh in the northwestern part of the project site.

2.2.5 Cultural Resources

As a result of its unique location and natural resources, the Jacumba area has a long history of human occupation. The presence of a reliable source of water in Jacumba's hot springs, the availability of material for the manufacture of stone tools, and the varied animal and plant resources, have enabled 10,000 years of prehistoric occupation in the area. The hot springs provided a site for ritual activities and may represent the westernmost location where agriculture and irrigation were practiced prior to European contact.

Jacumba's geographical setting also made it a natural stopping point for people traveling between the desert and the Pacific Coast Mountains in both prehistoric and historic times. The topography provided a natural route through the peninsular range, facilitating prehistoric trade and migration, and later Euro-American exploration and settlement.

The main occupants of Jacumba at the time of European contact were the Kumeyaay (Diegueno) Indians, who experienced a gradual cultural change due to their isolation from the Spanish Missions and later Anglo settlements. Earliest Spanish visits to Jacumba date from 1785. However, tribes in this area were allied against the Missions, and conflict in San Diego and San Bernardino Counties continued until 1880 when the Kumeyaay were driven out by settlers in the area.

The first major Euro-American incursion was by "Forty-Niners" using the trail from Yuma to reach San Diego. The first structures in Jacumba were built in the 1850s and 1860s to house mail carriers and toll-house keepers. By 1868, farmers were cultivating Jacumba Valley and cattle ranching became prominent through the 1870s. At the completion of the San Diego and Arizona Eastern Railway in 1919, a little town had developed at Jacumba as a way station between San Diego and Imperial Valley.

At the turn of the century, Jacumba became attractive as a resort community due to the climate and hot springs. The Vaughn Spa and Hotel was built in 1925 and provided an escape from the summer heat for Imperial Valley farmers and a vacation destination for San Diego residents. In addition to soaking in the hot springs, the Jacumba resort featured such activities as swimming, horseback riding, and hiking for

vacationers from San Diego. The town began to decline after World War II when the advent of air conditioning made it possible to stay in Imperial Valley during the summer months, and better automobiles provided easier access to San Diego. After Interstate 8 was built in 1967, Jacumba lost business from travelers who formerly used Old Highway 80. Since that time, the town has been in serious economic and demographic decline. The Spa Hotel became the victim of several fires and was demolished in early 1991. Two of the three stores in the town have closed in recent years.

Several major archaeological and historical studies have been conducted within and adjacent to the project area. The Jacumba area exhibits a dense concentration of archaeological sites. Although only a small percentage of the general area has been surveyed, 140 sites have been recorded within a one mile radius of the project boundaries, 25 of which are within the project area.

Twenty-six specific historical sites have been documented in the town of Jacumba. The only known historic sites within the project area are the ranch complex, built beginning in 1927 as the Mountain Meadow Dairy, and the tracks of the San Diego and Arizona Eastern Railroad, built in 1916, which pass through the project site but are not a part of the Specific Plan Area.

3. LAND USE PLAN

3.1 Overall Concept

The Jacumba Valley Ranch Specific Plan envisions a comprehensively designed community offering a variety of housing opportunities in a recreation-oriented setting. Development is intended to accomplish land use, flood control, recreation, native habitat preservation, and community revitalization goals which will benefit the existing town of Jacumba as well as the project site. The project will also provide public facility improvements including improved access with a new road from Old Highway 80 to Interstate 8, a wastewater reclamation facility which is sized to handle sewage treatment needs of the proposed project and the existing Jacumba townsite, a water treatment plant which, if needed, could provide an additional source of potable water for the town, and a school site to be made available to the Mountain Empire Unified School District. A 28.5 acre commercial area containing a range of commercial and professional uses, including a medical clinic, is also proposed.

The central feature of the project area is the floodplain created by three creeks which converge near the center of the site. Proper management of this floodplain for flood control, recreation, and natural habitat provides a significant opportunity to create both an amenity for the Jacumba community and a marketing focus for the project.

Market research indicates that the project will have strong appeal to active retired individuals and couples who are looking for affordable housing with community recreation amenities. The historic town of Jacumba with its natural hot springs and pastoral setting, evokes traditional lifestyles which are expected to enhance the project's appeal to retired persons as well as to families from San Diego and Imperial Counties who seek an alternative to modern urban areas.

3.2 Goals and Objectives

3.2.1 General Goal

Create a comprehensively planned multi-use community, designed in harmony with the existing town of Jacumba, which provides housing, recreation, open space, public facilities, and economic growth to benefit future as well as existing residents of the community.

3.2.2 General Objectives

The objectives of the project include the land use goals of the project applicant, public facility and infrastructure goals needed for the establishment of the planned land uses, and the goals which have been identified by the community of Jacumba and the

County of San Diego in the update of the Mountain Empire Subregional Plan (GPA 86-03) and during community meetings. These are:

3.2.2.1 Applicant's Project Objectives

1. Develop a mixed use project which provides a range of housing types and lot sizes, resort facilities oriented around a golf course, and commercial uses serving both visitor and community needs.
2. Provide housing opportunities to attract permanent residents who would commute to jobs in San Diego and Imperial Counties, retirees seeking an active lifestyle in a rural setting, and vacationers and seasonal residents including seasonal retirees/ residents "snowbirds" during the winter months and those seeking relief from the heat of Imperial Valley summers.
3. Provide an economically-viable alternative to farming which since the 1970s has not been capable of meeting the costs of property maintenance and taxes, primarily due to the high cost of pumping water for crop irrigation.

3.2.2.2 Public Facility and Infrastructure Objectives

1. Establish a reliable and cost-effective wastewater reclamation program which re-uses treated effluent for golf course irrigation.
2. Provide balanced, sustainable, and cost-effective groundwater extraction and treatment facilities for potable water and other domestic uses.
3. Establish a mutually-beneficial relationship with the Jacumba Community Services District so that the infrastructure needs of the existing community and of Jacumba Valley Ranch are met utilizing separate but cooperating service providers.

3.2.2.3 Community Objectives

1. Provide opportunities for economic revitalization of Jacumba and create a nearby community that is in harmony with the existing town of Jacumba, through local job creation and renewed tourism.
2. Provide flood control improvements which will protect the existing townsite from flooding.
3. Provide supplementary, back-up, and/or enhanced levels of public services and facilities.

4. Provide a project that is sensitive in its design to the natural and historical resources of the Jacumba area.

3.2.3 Specific Goals and Objectives

Community meetings were held to obtain input on planned land uses. Appropriate development of the project site has enjoyed wide community support because of economic, public facility, and lifestyle benefits which may result. Population growth will provide the opportunity to revitalize community businesses; control of past flooding episodes will protect property; modern water and sewage systems will provide public health benefits for existing residents; and recreational improvements, together with preservation of significant habitat and visual features within permanent open space, will provide community-wide amenities for all to enjoy. The following represent both project and community goals and objectives which were conceived from these meetings and used to plan the project.

3.2.3.1 Community Character

- | | |
|-------------------|---|
| <u>Goal</u> | Provide a well designed project which is sensitive to the natural and historic resources of the Jacumba area. |
| <u>Objectives</u> | Development plans, architecture, open space design, and landscaping shall reflect indigenous materials, colors, and textures. |

Proposed development shall respect the visual integrity of Jacumba Valley and its natural landforms by using appropriate grading techniques for development in steeper and visually prominent areas; proposing a resort/hotel will enhance the historical use of the area as a recreational destination.

3.2.3.2 Residential Development

- | | |
|-------------------|---|
| <u>Goal</u> | Foster residential development to high quality architectural standards and design to create a sense of neighborhood as well as a sense of continuity with a larger community. |
| <u>Objectives</u> | Provide design guidelines for all development which will be implemented via tentative maps and site plans so as to contribute to a cohesive community identity. |

New development shall provide pedestrian linkages between neighborhoods, recreational areas, and to the existing town. Additionally, the project proponents may wish to establish covenants, conditions, and restrictions (CC&Rs) for further design controls.

3.2.3.3 Commercial Development

Goal Provide adequate area for neighborhood and tourist commercial uses, as well as civic facilities which will encourage revitalization of the existing town and its commercial district.

Objectives Commercial area development plans shall use site design, architecture, and landscaping to create unity of design.

Visual and physical elements of the existing Jacumba commercial district shall be reflected and enhanced in new commercial areas.

3.2.3.4 Community Recreation

Goal Maximize leisure-time activities with recreation facilities which will encourage active lifestyles for residents of all ages.

Objectives The development should provide recreational facilities which are available for use by all residents of the area, as well as to visitors to Jacumba.

Neighborhood areas should be of adequate size to provide areas of active and passive recreation.

3.2.3.5 Natural Resources

Goal Respect the overall scenic quality of existing natural areas and protect their habitat value from incompatible uses.

Objectives Open Space Easements shall be granted over significant visual and natural habitat areas of Jacumba Valley Ranch.

Access into areas of highest natural resource value shall be discouraged through appropriate buffers, setbacks, and location of trails where there is the lowest potential for indirect impacts.

3.2.3.6 Cultural Resources

Goal Respect the historic and prehistoric resources within the project area in the design of the proposed project.

Objectives Significant cultural resource sites should be thoroughly evaluated and those which are determined to be highly significant placed in permanent open space.

Testing, data recovery, and public display of artifacts should also be implemented in order to preserve the cultural history of Jacumba Valley.

3.2.3.7 Flood Control

Goal Enhance and manage the floodplain so as to provide recreational, environmental, and visual benefits, while providing flood protection to the existing town of Jacumba.

Objectives Flood management facilities shall be integrated into the golf course in a manner which is visually compatible with the overall project design and uses a landscaped rather than concrete or rock-lined channel.

Flood channel improvements shall be extended offsite to the west as needed to provide flood control for the town of Jacumba.

3.2.3.8 Public Facilities

Goal Expansion and/or construction of public facilities, including roads, sewer, water, parks, schools, and fire and medical aid, shall be done so as to benefit the existing town of Jacumba as well as proposed new development.

Objectives Design of water and sewer systems for the project shall include adequate capacity for existing and future development of the project and the town of Jacumba.

Provide public facility improvements or make “fair share” contributions to roads, fire and emergency medical aid services, parks, and schools, so that improvements can be made concurrent with need.

3.2.3.9 Circulation

Goal Provide a balanced circulation network which facilitates and enhances access to the existing town of Jacumba.

Objectives New development shall provide linkages to the existing town which will provide improved vehicular access from I-8 and pedestrian access to the existing town from the proposed Jacumba Valley Ranch. Siting, design, and development of proposed circulation facilities should involve coordinated automobile, pedestrian, and other pathways so that the commercial area and the existing town become points of interest as well as destinations.

New roads shall facilitate access to the town of Jacumba and between the town and Interstate 8.

3.3 Land Use Elements

The allocation of land uses within the Jacumba Valley Ranch Specific Plan is the result of a number of studies, reports, analyses, and community meetings which investigated in detail the physical, environmental, and social opportunities and constraints within the project area. A market feasibility study was also conducted to determine the mix of land uses and appropriate project amenities.

The following is a brief description of each category of land use proposed within Jacumba Valley Ranch. More detail is provided in Section V, Implementation, which includes development review procedures, zoning regulations, and design guidelines. Please see the Land Use Summary (Table 1) and Development Phase Map (Figure 5) for additional information on the location and phasing of proposed land uses.

3.3.1 Single Family Residential

This designation is intended to accommodate standard residential subdivisions or planned residential developments consisting primarily of detached single family housing. A maximum of 803 dwelling units are proposed within eight single family neighborhoods encompassing approximately 294 acres of the 1,250-acre Jacumba Valley Ranch. The overall single family (Areas A-F, H and I) density is approximately 2.7 dwelling units per acre (du/ac), with densities in individual neighborhoods ranging from 0.4 du/ac to 5.0 du/ac. Other development regulations require typical lot sizes of approximately 6,000 square feet to 1.5 acres or more, detached building type, having a 2 story/35 foot height limit. As a guide, setbacks of 50 feet (front), 25 feet (rear), and 5 to 15 feet (interior sideyard) may be used. Smaller lot sizes and medium setbacks may be allowed with a Planned Residential Development (PRD) pursuant to Section 6600 of the Zoning Ordinance.

3.3.2 Variable Family Residential

This designation applies to Area O and is intended to accommodate a maximum of 175 attached dwelling units. This results in a density of 5.7 du/ac within the 30.5-acre Area O. Building height would be limited to 2 story/35 feet. Setback requirements are intended to be flexible. As a guide, in some cases setbacks will be zero because units are intended to be attached. Setbacks of 50 feet (front), 25 feet (rear), and 5 to 15 feet (interior sideyard) may be used. A Site Plan is required for Area O pursuant to Section 7150 et seq. of the County Zoning Ordinance to address visual impacts to residences on the west, open space, and other design issues.

3.3.3 Multiple Family Residential

This designation is applied to the 7.6 acre Area G and is intended to accommodate a maximum of 70 apartment units at an overall density of 9.2 du/ac. No subarea development phases are proposed within this land use designation. Other development regulations require a 2 story/35 foot height limit, and setbacks of 50 feet (front), 25 feet (rear), and 5 feet (side). A Site Plan is required for Area G, pursuant to Section 7150 et seq. of the County Zoning Ordinance, to address land use compatibility, traffic noise, mitigation, parking, bulk and scale.

3.3.4 Congregate Care

A senior citizen care facility is proposed for Area K on approximately 13 acres located south of Old Highway 80. Three types of accommodations would be provided: Independent one-bedroom living units; room and board accommodations in individual or shared rooms without kitchens; and a convalescent care facility providing skilled nursing services for residents who, because of chronic illness or physical infirmity are unable to care for themselves. The S88 Specific Planning Area Use Regulations (Section 2880 et seq. of the County Zoning Ordinance) would apply. Other development regulations require a 2 story/35 foot height limit, and setbacks of 50 feet (front), 25 feet (rear), and 5 feet (side). Development will be subject to Site Plan review pursuant to Section 7150 et seq. of the County Zoning Ordinance.

3.3.5 Commercial

A commercial area of approximately 28.5 acres for neighborhood and service commercial uses is to be located near the country town area of Jacumba (Area J) and be improved with a maximum of 108,000 square feet of gross floor area (GFA). Uses permitted in the commercial area would include goods and services for local residents, a medical clinic and professional offices, tourist-related commercial, and may also include community services such as a Sheriff's substation and civic uses such as a library. The commercial area may also include open space for community events such as holiday festivities, craft or art shows, farmer's market or other temporary commercial or civic activities. This commercial area will encourage revitalization of the town center of Jacumba by producing these activities. Building height would be limited to 2 story/35 feet. A Master Site Plan will be required. The appropriate Site Plan will be used to evaluate potential noise impacts on nearby existing and proposed residential areas from loading dock and trash disposal activities. The Site Plan will also be used to determine compliance with use-type limitations in the commercial area. Proposed uses will be required to conform to the square footage limitations in Section 5.3.10 subtitled "Development Use Area J," below. The Site Plan shall include the following limitations:

Grading limits, architectural design, color limitations, landscaping, setbacks/buffers from existing and proposed residential land uses shall be

required. A setback buffer between loading and trash pick-up areas and existing or proposed residential uses shall be determined during the review of the site plan.

Lot size and setback requirements are intended to be flexible and will be determined during Site Plan review pursuant to Section 7150 et seq. of the County Zoning Ordinance. As a guide, setbacks between commercial lots could be zero with the use of appropriate fire wall requirements. Commercial to residential lot setbacks on the commercial side will be at least ten feet from the property line.

3.3.6 Hotel

The 14.4 acre hotel site (Area P) would accommodate up to 200 guest rooms together with resort facilities such as swimming pools, health and mineral water spa, tennis courts, restaurant, lounge, and banquet rooms. Building height would be limited to 2 story/35 feet. Setback requirements are intended to be flexible and will be determined during Major Use Permit review pursuant to Section 7350 et seq. of the County Zoning Ordinance.

3.3.7 Public Facilities

Public facility sites include a Water Reclamation Facility (WRF) on approximately 11.8 acres (Area Q), a Water Treatment Facility (WTF) on approximately 12 acres (Area T), and an 10 acre public school site (Area M). The S88 Specific Planning Area Use Regulations (Section 2880 et seq. of the County Zoning Ordinance) would apply. Other development regulations require a 2 story/35 foot height limit, and setbacks of 50 feet (front), 25 feet (rear), and 5 feet (side). Development of the WRF will be subject to Major Use Permit review pursuant to Section 7350 et seq. of the County Zoning Ordinance; development of the WTF will be subject to Site Plan review pursuant to Section 7150 et seq. of the County Zoning Ordinance; and development of the school site would be subject to approval by the Mountain Empire Unified School District.

3.3.8 Golf Course/Flood Control

This category is applied to approximately 285 acres (Area S) designed to accommodate both an 18-hole semi-public golf course with clubhouse facilities, and the 100-year flood control channel. The existing S88 Specific Planning Area Use Regulations (Section 2880 et seq. of the County Zoning Ordinance) would apply. Development of the golf course will be subject to Major Use Permit review pursuant to Section 7350 et seq. of the County Zoning Ordinance. Construction of flood control facilities will be subject to approval of improvement plans by the County Department of Public Works. Also to be located in the Golf Course/Flood Control land use area is a rock quarry to generate material for the flood control drop structures; and a sand mine which will be operated during site development to remove

excess sand from the flood control channel construction area, and will also be operated on an infrequent basis to remove sand from the channel following periods of heavy runoff. Appropriate authorizations for these operations will be secured from the County.

3.3.9 Equestrian Center

Approximately 31.7 acres, located in the northern portion of the project (Area R) is designated for future development of an equestrian facility with a maximum boarding capacity for 150 horses, together with breeding and training facilities. The equestrian center would be oriented primarily to pleasure riding and may include areas for onsite activities. The S88 Specific Planning Area Use Regulations (Section 2880 et seq. of the County Zoning Ordinance) would apply. This area will be subject to Major Use Permit review pursuant to Section 7350 et seq. of the County Zoning Ordinance.

3.3.10 Natural Open Space

In addition to the golf course and other recreational open space, approximately 235.8 acres is proposed to be designated as Natural Open Space by the Specific Plan (Area N). This area is composed of the steep slopes associated with Round Mountain and adjacent floodplain in the western portion of the project, a ridgeline and drainage swale in the east-central area, and a sensitive cultural resources site in the southwestern area. These areas will be subject to a grant of open space easement which would prohibit grading, construction, intrusions and the removal of native vegetation except as specifically directed by the local fire marshal for fire prevention purposes. No uses will be permitted within open space areas. Landscaping, fences and transitions between residential areas and open space shall be located on the residential areas. Existing cattle grazing will be discontinued.

Natural open space will be dedicated in phases, corresponding to the four phases of the project. Dedication of open space at each phase will be in the same proportion as the phase is of the total acreage¹, as detailed below:

3.3.11 Open Space

An additional 184 acres north of the Country Town is designated as open space (Area Z on the Specific Plan Map.) Trials will be permitted in these areas, as well as limited activities such as hiking and picnics. A Specific Plan Amendment and Major Use Permit would be required for exceptions to the open space easements.

¹Total acreage is the total project (1,250 Ac.) less the area of the public school site, natural open space, and major roads (270.1 Ac.).

Open space will be dedicated in phases, corresponding to the four phases of the project. Dedication of open space at each phase will be in the same proportion as the phase is of the total acreage², as detailed below:

Phase	Acreage (Acres)	Percent of Total Acreage and Total Open Space	Natural Open Space Dedication (Acres)	Additional Open Space (Acres)
1	285.0	39.1%	93.7	66.0
2	208.5	28.6%	64.7	55.0
3	190.2	26.1%	63.0	50.0
4	44.7	6.1%	14.4	13.0
Total Acreage:	728.4	Total Open Space:	235.8	184.0

A rezone of each open space easement to zero density, Building Type A and S-80 will accompany the implementing permit/map for that phase of development.

3.3.12 Parks and Recreation

Seven neighborhood parks, one community park, a private lake, and pedestrian corridors are proposed to provide recreational opportunities for the residents of Jacumba Valley Ranch. Neighborhood and community parks must comply with policy CP 15 (Criteria for Passive Park/Recreation Area). Walkways and corridor open space meander throughout the project and connect the various neighborhoods, providing easy access to parks and recreational facilities, and providing pedestrian opportunities. The parks and walkways will require an administrative permit. Ongoing maintenance of the parks, walkways and lake will be managed through an Administrative Permit.

3.3.13 Future Planning Area

Approximately 66 acres is designated Future Planning Area which represents the area referred to as "Phase 2" of the Ketchum Ranch Specific Plan Area as described in the Mountain Empire Subregional Plan. The existing S88 Specific Planning Area Use Regulations (Section 2880 et seq. of the County Zoning Ordinance) would apply. A subsequent Specific Plan would be required for approval of development in these areas, and may include additional residential, light industrial, and commercial uses. Such future development will require expansion of the Jacumba Country Town boundary and will be subject to discretionary review during a subsequent General Plan Amendment, Specific Plan, and separate environmental impact report.

²Total acreage is the total project (1,250 Ac.) less the area of the public school site, natural open space, and major roads (270.1 Ac.).

3.3.14 Circulation

Approximately 25.8 acres within the project area are existing or planned major public roads. This includes a portion of Carrizo Gorge Road, Old Highway 80, and a new north-south road linking the two. Carrizo Gorge Road is designated as a Collector on the County Circulation Element; Old Highway 80 is a Major Road; and the proposed Valley Ranch Road would be improved to County Standards for a Rural Collector and would include adjacent landscaped open space. The access road to the hotel site is also included within the 25.8 acres of major roads, but unlike the major roads described herein, it may be constructed and maintained as a private road. Other roads shown on Figure 5 are intended to be illustrative and are included in the calculation of the gross area of each land use “bubble.” These other roads may be private or public, with a determination to be made as part of subsequent tentative map reviews.

Traffic improvements shall be phased. The preliminary phasing plan would be reviewed and incorporated as a part of the project so that transportation improvements will reflect the final traffic needs. Periodic monitoring and reporting of traffic conditions would be incorporated into the plan. The monitoring and traffic generation studies may be conducted concurrently and will be funded by the applicant.

Traffic generation rate changes based on generation studies performed onsite may be used for determining compliance with any transportation improvement phasing thresholds incorporated into the plan, provided such studies are conducted after the occupancy of at least two hundred homes.

Final improvements will be based on community requirements or completion of site specific monitoring and generation studies plus the completion of a new cumulative travel forecast as discussed and presented in the supplemental traffic study.

3.4 Project Phasing Plan

The Jacumba Valley Ranch Specific Plan implements “Phase 1” of the Ketchum Ranch Specific Plan Area as described in the Mountain Empire Subregional Plan. Land uses within Jacumba Valley Ranch are expected to receive strong market acceptance particularly by the active retired buyer and by families from Imperial Valley. Projected build out is approximately ten years, including commercial uses. Table 1, page 1-27 includes four planned development phases. However after development of the first phase, it is not the intent of the Specific Plan to restrict development by these phases, or to require the completion of one phase prior to commencing the next phase. Each development proposal, whether by tentative map, and/or major use permit and site plan, shall be evaluated on the basis of public service availability and the logical expansion of development areas.

The initial phase of development will involve construction of the golf course and flood control improvements. The rock quarry and sand mining operations will also be commenced and the lake between Neighborhoods A and B will be created. In deepening the floodway to handle the 100-year storm, excavated material will be placed and rough

graded so that planned development areas located west of the new north-south arterial will be elevated above the 100-year floodplain.

Phase 2 would include approximately 472 dwelling units in Land Use Areas A and B, infrastructure improvements, including the WRF and WTF ~~water treatment plant~~, if needed, together with the hotel and some commercial development. Phase 3 would encompass the remainder of the residential development areas. Commercial development begun in Phase 2 would continue in Phases 3 and 4. The congregate care facility and equestrian center are expected to occur in Phase 4, together with the build out of residential and commercial areas. The school site will be made available to the school district and its development will be under their control. Approval for development of the Future Planning Area will require a General Plan and ~~Specific Subregional~~ Plan amendment and is therefore not a part of the phasing of the Jacumba Valley Ranch Specific Plan. (See Figure 5)

3.5 Specific Plan Map

Figure 5 is a reduced copy of the Specific Plan land use map which illustrates the land uses proposed for each Land Use Area. Table 1 shows the acres and/or dwelling units proposed for each area. In summary, the Specific Plan proposes 1,048 dwelling units on 332 acres; a 28.5 acre commercial site; 200 room hotel; congregate care site; public facilities consisting of a water reclamation facility (WRF), water treatment facility (WTF), public school site, and major public roads; a golf course/flood control channel; equestrian center; 235.8 acres of natural open space; 184 acres of other open space; and a 66 acre Future Planning Area.

4. GENERAL PLAN CONFORMANCE

4.1 San Diego County General Plan

4.1.1 Open Space Element

4.1.1.1 Floodplains

Objectives

- (1) Protect life and property by regulating uses in areas subject to flooding.
- (3) Control development to assure a minimal adverse polluting effect on reservoirs, lakes, streams, rivers and ground water supplies.
- (4) Encourage the conservation of the habitats of rare or unique plants and wildlife.
- (6) Encourage the use of streams as local open spaces.
- (10) Promote the use of floodways for recreation when appropriate.
- (11) Encourage the use of open space to separate conflicting land uses whenever possible.

Project Conformance

The proposed project would provide flood control improvements to protect proposed development as well as the existing town of Jacumba.

Planned uses within the floodplain are a golf course as a recreation and open space amenity, and natural open space to preserve sensitive habitat.

4.1.1.2 Open Space Design of Private Lands

Objectives

- (6) Encourage the use of minor natural watercourses as local open spaces.
- (11) Encourage recreational planning as a part of all major residential development.

- (14) Encourage sound environmental planning practices in all developments.
- (16) Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.
- (17) Encourage development that is designed so as to include riding, hiking, and bicycle trails.

Project Conformance

Planned recreation improvements include a golf course, equestrian center, lakes, tennis courts, and a network of community open space to provide equestrian, hiking and walking trails and active recreation facilities.

Approximately 230235.8 acres of natural open space is proposed which is designed to preserve sensitive visual, biological, and cultural resources of the project site. Approximately 184 acres of additional open space will be provided that can accommodate trails and picnic areas.

4.1.2 Regional Land Use Element

Goals

- (1.2) Growth be phased with facilities.
- (2.4) Limit urban densities in non-urban areas to lands within existing Country Towns.
- (2.6) Insure preservation of contiguous regionally significant open space corridors.
- (3.2) Promote the conservation of water and energy resources.
- (4.1) Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.
- (4.2) Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.

Project Conformance

Jacumba Valley Ranch will construct a water reclamation plant facility (WRF) sized to serve the project as well as the town of Jacumba. Additionally, water, parks, fire, school, and other public facility improvements will be provided in accordance with County procedures and local agency requirements.

The project proposes urban residential densities only within the Jacumba Country Town.

The Jacumba Valley Ranch land use plan includes open space connections to provide corridors for wildlife movement to the west, north, east, and south.

The proposed project will be implemented in phases to enable the expansion of required public services needed to accommodate development.

4.1.3 Recreation Element

Goals

Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

Provide a system of public parks, riding, hiking and walking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

Project Conformance

The proposed low density of residential areas provides ample opportunity for neighborhood open space and both active and passive recreational facilities within each residential area.

Improved recreation facilities will include a golf course, clubhouse, lake, tennis courts, neighborhood parks, foot paths, and equestrian facilities and trails. The project provides for seven neighborhood parks located in Areas A, B, C, and E. A community park will also be provided in conjunction with Area J. A system of pedestrian walkways will be provided. The parks and walkways are shown on Figure 31, Conceptual Open Space/Park Systems, page 6-7.

4.1.4 Seismic Safety Element

Goal

Minimize the loss of life and destruction of property in San Diego County by making planning recommendations giving consideration to seismic and geologic occurrences and their long-range impact on the community.

Chapter 7 “Liquefaction” refers to the vibration of loose fine sand or silt saturated with water, which in earthquake conditions would cause any building or structure built on the sediment to float, sink, or tilt – as if it were on a body of water.

There are only limited known areas within the unincorporated portion of the County where liquefaction might occur, such as the lower San Dieguito River Valley or that portion of Borrego Valley near Borrego Sink. There have been no geological investigations regarding the existence of this type of hazard at these locations.

Policies on Liquefaction And Other Types of Soil Failure

It is the policy of the County of San Diego to:

Identify areas which have the potential for liquefaction, settlement, or other types of ground failure during a major earthquake.

Action Programs:

1. Maintain geologic maps, boring logs, and test data for areas which may be subject to liquefaction or settlement.
2. Prohibit new construction of essential, dependent care, and high occupancy facilities in areas subject to liquefaction or settlement unless measures are incorporated into the foundation preparation and structural design which will make the facilities safe.

Project Conformance

A geotechnical evaluation by Leighton and Associates has been conducted which recommends measures to avoid impacts from seismic activity, including liquefaction and soil consolidation. A detailed discussion is presented in Chapter II, Section E, Soils and Geology of the EIR.

4.1.5 Scenic Highway Element

Objective

- (2) Protect and enhance scenic resources within designated scenic highway corridors.

Project Conformance

Interstate 8 adjacent to the project site is a third priority scenic highway. Preservation of Round Mountain in natural open space, and appropriate guidelines for landform alteration and landscape design, will assure that views from I-8 are not adversely impacted.

4.1.6 Public Safety Element

Policies

4.1.6.1 Fire Hazards

- (2) The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss.
- (3) The County will support the planning and coordinate implementation of a county-wide fuel break and fuel management system.

Project Conformance

Due to the existing sparse desert vegetation in much of the surrounding open space areas, wildfire hazards are relatively low. In addition, residential and commercial buildings will have sprinkler systems.

Fuel management zones will be established around all development areas in accordance with recommendations of the County Rural Fire Protection District.

4.1.6.2 Geologic Hazards

- (2) The County will continue to pursue erosion and landslide control programs through such means as: strict enforcement of the grading

ordinance, continued support of the floodplain zoning program, and by requiring soils and geologic reports in hazardous areas.

Project Conformance

A geotechnical evaluation by Leighton and Associates has been conducted which recommends measures to avoid impacts from seismic activity, including liquefaction and soil consolidation.

4.1.7 Noise Element

Policies

- (4b) Because exterior community noise equivalent levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:
1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.
 2. Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.
 3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:
 - (a) Modifications to the development have been or will be made which reduce the exterior noise level below CNEL equal to 60 decibels; or
 - (b) If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or will be made which reduce interior noise below CNEL equal to 45 decibels. Particular attention shall be given to noise sensitive interior spaces such as bedrooms; and,

(c) If finding “B” above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modification as described in “A” above.

4. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 75 decibels, the development should not be approved.

Project Conformance

Acoustical analyses have been conducted for the proposed project by Illingworth and Rodkin and by Giroux & Associates, which recommend appropriate setbacks and noise barriers to mitigate noise impacts. The EIR has incorporated measures to mitigate noise impacts.

4.1.8 Housing Element

Goals

- (1) Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.

Project Conformance

Jacumba Valley Ranch will provide a unique retirement and recreation-oriented housing opportunity offering a variety of housing styles and price ranges. Sizes of lots and houses are designed to enable the project to be marketed at costs affordable to retired persons and working families.

4.1.9 Conservation Element

Policies

4.1.9.1 Water

- (4) Reduce local reliance on imported water.
- (5) Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible.

- (8) Wastewater discharges shall not adversely affect the beneficial uses of receiving waters.
- (10) Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.
- (11) The County will encourage projects which will promote the reclamation and reuse of wastewater.
- (14) Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities.
- (16) Nonstructural flood protection methods will be used whenever possible for the conservation of floodplains.

Project Conformance

The project will be developed solely with groundwater. A proposed onsite water reclamation plant will provide additional water for use in golf course irrigation.

Proposed flood control improvements will be integrated into the golf course in a manner which uses a landscaped rather than concrete or rock-lined channel.

4.1.9.2 Vegetation and Wildlife

- (1) The County will act to conserve and enhance vegetation, wildlife and fisheries resources.
- (3) The County will use the Environmental Impact Report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.
- (5) San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

Project Conformance

Jacumba Valley Ranch includes landscape guidelines which emphasize reliance on native or naturalizing plant species which are appropriate for the climate of Jacumba.

4.1.9.3 Soil

- (9) To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

Project Conformance

Grading is designed to conform to existing landforms so as to limit exposed cut and fill slopes. All slopes will be landscaped in accordance with project landscape guidelines.

4.1.9.4 Astronomical Dark Sky

- (1) The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Project Conformance

The project site is not within 15 miles of the Mt. Laguna or Palomar Observatories. Appropriate lighting controls, such as low pressure sodium lights and light shielding will be used in accordance with the County Light Pollution Code.

4.1.9.5 Cultural Sites

- (1) The County shall take those actions which will seek to conserve and protect significant cultural resources.

Project Conformance

To assure that significant impacts to cultural resource are appropriately mitigated, testing, data recovery, and curation of cultural resources, and/or dedication of permanent open space will be implemented in accordance with the EIR. to assure that significant cultural resource impacts are appropriately mitigated.

4.1.10 Energy Element

Goal

- (3) Maximize energy conservation and efficiency of utilization.

Project Conformance

Homes and landscaping will be designed to provide energy efficiency and assure solar access.

4.1.11 Public Facilities Element

Goals

- (2.1) Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.
- (2.2) Development projects will be required to provide or fund their fair share of all public facilities needed by the development.
- (2.3) Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.
- (3.1) The County will require new development to pay its full and fair share of the facilities costs for those facilities needs created by the development, including both local and County regional facilities.

Project Conformance

The Jacumba Valley Ranch will be served by public utilities and public services which are either extensions of existing facilities or new facilities necessary to provide increased capacity. The project will fund all improvements necessary to provide a full range of public services.

4.1.11.1 Parks and Recreation

Parks and recreation facilities that meet the recreational, conservation, preservation, cultural and aesthetic needs of county residents and visitors of all ages, income levels, ethnic groups and physical abilities.

Project Conformance

The project will provide varied active and passive recreation opportunities including a golf course, lake, equestrian center, parks and picnic areas, and riding, hiking and walking trails, which will be designed for enjoyment by all age groups.

Conceptual development plans for the project include private park sites in Areas A, B, C, and E. While the provision of these onsite facilities will lessen the project's reliance on local park facilities, residents are anticipated to utilize and, therefore, impact local park services. Since the project's onsite facilities will be private, the project will also be subject to payment of in lieu Parkland Dedication Fees in accordance with Section 810.103 of the County Park Lands Dedication Ordinance. The in lieu fee for the Mountain Empire Subregional Plan area is \$400.00 per dwelling unit and would generate \$419,200.00 from the proposed 1,048 dwelling unit Jacumba Valley Ranch project. Section 810.108.1 of the Ordinance provides for credit toward park fees for private parks provided by the developer. The determination of fees and/or park land dedication is made at the tentative map stage of development; and payment of fees is made or secured prior to recordation of final maps.

All private parks and recreation facilities within the JVR Specific Plan Area will be owned by a homeowners association to be established for the community. All private parks will be maintained by that homeowners association through the Administrative Permit process.

4.1.11.2 Transportation

A safe, convenient, and economically integrated transportation system including a wide range of transportation modes.

Policies

(1.1) New development shall provide needed roadway expansion and improvements onsite to meet the demand created by the development, and to maintain a Level of Service "C" on Circulation Element Roads during peak traffic hours. New development shall provide offsite improvements designed to contribute to the overall achievement of a Level of Service "D" on Circulation Element Roads.

(4.2) The County will ensure the development of its bikeway system and encourage its use. Wherever roads are improved to Circulation

Element classification, which require bike lanes, bike lanes will be provided.

- (4.3) Consider the need for transit improvements in Large Scale Projects.
- (4.4) Ensure the provision of bicycle facilities and other needed bikeway related improvements in new development.
- (5.1) The County will ensure that land uses surrounding County airports are compatible with the operation of the airport.

Project Conformance

The project conforms to County Standards and new roadways will not exceed LOS C.

The project will provide a network of public and private roadways which will provide circulation services at acceptable levels.

The EIR has identified two roadway segments which may have Level of Services (LOS) reduced to LOS D as a result of full project implementation. The EIR provides for mitigation which addresses this impact (See Chapter II, Section H, Traffic and Circulation).

New roadway construction will include bike lanes where appropriate.

San Diego Transit provides public transportation services to the unincorporated area and to 14 of the region's 18 cities. The County Transit System provides additional public transit services through the Rural Bus Service and other specialized transit services, including Commuter Express Bus, Rural Lifeline service, Airporter service, Elderly and Disabled Dial-A-Ride service and General Public Dial-A-Ride services.

The town of Jacumba is served by the Rural Bus Service which provides service from the rural eastern areas of the County to the cities of El Cajon and La Mesa with connections to San Diego Transit, the San Diego Trolley and other County Transit System routes. Southeast Rural Routes 888 and 894 serve the communities of Jacumba, Campo, Tecate, Pine Valley, Alpine, Crest, and Harbison Canyon by providing transportation to and from Parkway Plaza, the El Cajon Transit Center and Grossmont Center. Jacumba Valley Ranch residents can access public transit via Old Highway 80 (Route 888) and along State Route 94 (Route 894). Free transfers are available to the County Transit System, San Diego Transit, San Diego Trolley, and the Wheels/Senior

and Disabled Service. Rural Bus Service operates year-round with the exception of six national holidays. Route 888 operates Monday through Saturday from 7:30 a.m. to 5:15 p.m. and Route 894 operates Monday through Sunday from 8:00 a.m. to 5:07 p.m.

The Jacumba Airport is located east of town and adjoins the southeast boundary of the project. The airport is not heavily used, with most aircraft operations being gliders and tow planes. In 1990, SANDAG estimated that by year 2010, annual aircraft operations would be 4,374, 40 percent of which are conducted by gliders. The EIR has assessed the project in relation to the airport, and has determined they are compatible. The Jacumba Airport does not operate under a Comprehensive Land Use Plan (CLUP) due to the low volume of air traffic at the airport. SANDAG, acting as the Airport Land Use Commission, determined, in Resolution 91-70, dated May 24, 1991, that "there is no significant aircraft noise [at the Jacumba Airport] and that, consequently, a noise contour cannot be plotted." The lack of noise contours precludes the delineation of an airport influence area. Also, in Resolution 91-70, SANDAG found that the existing adopted County General Plan in the vicinity of the airport contains adequate land use protection for the airport. The County may require an aviation easement over the site due to its proximity to the airport.

Jacumba Valley Ranch is consistent with the general plan and the Mountain Empire Subregional Plan, which anticipated this project. As such, the project provides adequate general protections for land use issues related to the airport. Good planning dictates an analysis of these uses in relation to the airport. Four uses are proposed in the vicinity of the airport: ~~a portion of the~~ Future Planning Area (Area L), a Water Treatment Facility (Area T), a portion of the golf course/flood control (Area S), and a Congregate Care Facility (Area K). Impacts of each are discussed below:

Area L (Future Planning Area): No uses are currently planned for this area. The Future Planning Areas south of Highway 80 must be planned with the proximity of the airport in mind. In particular, portions of Area L are within the airport's western approach and departure area. As such, proposed uses must account for potential noise and safety issues related to future uses of these areas.

Area T (Water Treatment Facility): The Water Treatment Facility is a low intensity use. Designed to be largely self-operating, the facility will have minimal staff and little or no public traffic. ~~Impacts are not significant.~~

Area S (Golf Course/Flood Control): The portion of Area S west of the airport is proposed for flood control measures only. No portion of the golf course is anticipated for this area. The use of this area for some of the golf course fairways would not, however, be precluded by the presence of the airport, due to the low intensity of use represented by the golf course. Impacts are not significant.

Area K (Congregate Care Facility): The Congregate Care Facility lies outside of the western approach and departure surfaces for the airport. In addition, the Specific Plan requires specific noise attenuation measures for the Congregate Care Facility (EIR Mitigation Measure I.1c) which will reduce interior noise levels to 45 dB CNEL, which conforms to the General Plan and SANDAG staff recommendations for the Jacumba Airport. ~~Impacts are not significant.~~ (See EIR Chapter II, Section K, Land Use).

4.1.11.3 Flood Control

Protection of life and property in areas subject to flooding.

Preservation and conservation of floodways in their natural state.

Policies

- (1.1) Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.
- (2.1) The use of natural channels will be required except in cases where no less environmentally damaging alternative is appropriate.
- (2.2) The County will require sand mining activities to provide environmentally compatible flood protection structures as necessary to prevent adverse impacts to adjacent properties.
- (5.1) The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.

Project Conformance

Existing flooding problems affecting both the project site and the town of Jacumba will be alleviated by the proposed flood control improvements. Through use of drop structures to slow the velocity of storm flows, a

naturalized floodway incorporating a golf course will be created and the need for a concrete or riprap channel will be avoided within the project site.

4.1.11.4 Law Enforcement

A safe living and working environment for San Diego County residents.

Facilities to support a service level of four patrol shifts per day per 10,000 population, or service area equivalent for commercial/industrial land uses.

Policies

- (2.1) The County will consider the availability of Sheriff facilities/services in the planning process

Project Conformance

The project will provide a secure living environment with convenient access for emergency services.

The project site is located within Sheriff's Beat Number 885, which is serviced from the Pine Valley Station and the Boulevard Substation. The Pine Valley Station is located at 28848 Old Highway 80 and the Boulevard Substation is located at 33919 Highway 94. Although the Boulevard Substation is closer and generally has quicker response times to the project area, the Pine Valley Station has primary responsibility to serve the project site due to limited staffing at the Boulevard Substation. The nearest detention facility is the Central Detention Facility located in downtown San Diego at 220 West C Street.

The desirable law enforcement service level for the unincorporated area has been determined to be a 24-hour service package consisting of seven patrol deputies, two detectives, one supervisor and one clerical support staff for each 10,000 resident population or the equivalent of one sworn officer for each population increase of 1,000. Resources for the unincorporated area of San Diego County are currently below that level and this seriously impacts their ability to provide adequate services. In urbanized areas of unincorporated San Diego, the current goal for response time to a priority call is 8 minutes or less. These are calls which involve life-threatening situations or felonies in progress. For all other calls the target is 16 minutes or less. The Pine Valley Substation's average response times for the year of 1993 were 18.9 minutes for priority calls and 30.2 minutes for non-priority calls.

Aerial Support To Regional Law Enforcement Agencies (ASTREA) is available in the Jacumba area. No studies have been completed which evaluate response times for this service.

It is anticipated the project would generate the need for the equivalent of 2.23 sworn officers and 0.22 full time employees. The provision of sheriff department personnel is funded through the County's general fund, revenues of which come largely from property taxes. Jacumba Valley Ranch contributes its fair share toward police protection through the increased property tax valuation associated with the development. The increased tax revenue generated by development of the project will enable the County Board of Supervisors to improve law enforcement services.

4.1.11.5 Libraries

Sufficient libraries to meet the information and education needs of the population served by the county library.

Project Conformance

Action by the County in the form of a County-wide development impact fee will be needed to assure that library facility goals of the Public Facilities Element are met. Jacumba Valley Ranch will contribute its fair share through the increased property tax valuation associated with the development. No specific facilities have been identified or included within the project, but this would not preclude the County from siting library facilities within the Jacumba Valley Ranch Specific Plan Area.

4.1.11.6 Schools

Provision of educational facilities sufficient to meet the demands of new development concurrent with need.

Policies

- (1.2) To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school district's facilities.

- (3.1) Land use planning will be coordinated with the planning of school facilities

Project Conformance

The project site is served by the Mountain Empire Unified School District. This District serves several smaller communities in the very eastern portions of San Diego County including the communities of Jacumba, Descanso, Guatay, Pine Valley, Mount Laguna, Lake Morena Village, Campo, Potrero, Tecate, and Boulevard. At the present time (1995), the District's physical plant includes six elementary schools, one junior high school, and one high school. School enrollment for 1995/96 is approximately 950 students in grades K-6, 272 students in grades 7 and 8, and 485 students in grades 9-12. This enrollment is 5 students over capacity for K-6, 79 students under capacity in grades 7 and 8, and 244 students under capacity in grades 9-12. Information on the District's current enrollment and project impact was provided by David Taussig & Associates, a consultant to the District.

Students in the town of Jacumba attend Jacumba Elementary School and the Mountain Empire Junior/Senior High School. Jacumba Elementary is in Jacumba on Old Highway 80 and the Junior/Senior High school is located on Buckman Springs Road near Pine Valley. Bus service is provided for the students attending the Junior/Senior High School.

The consultant to the District is presently preparing Residential and Commercial/Industrial Development School Fee Justification Studies, but has not advised the project developer whether the governing body of the District has made a finding pursuant to Section 65971 of the California Government Code that "conditions of overcrowding" exist. According to District staff, the current school fees are \$1.65 per square foot of living space for residential buildings and \$0.27 per square foot for commercial/industrial buildings. Because of the number of students potentially generated by the project, the impact to the District would be significant. However, the project would generate an estimated \$1,730,000.00 in school fees from residential construction (based on 1,048 dwelling units @ 1,000 square feet of floor area per dwelling unit, excluding garages). An additional \$27,000.00 would be generated from the proposed 100,000 square foot commercial area, and between \$10,000.00 to \$20,000.00 would be generated by the hotel and golf clubhouse. These fees are collected as part of the building permit issuance process and would be paid to the school district over the estimated 10-year period of project construction. Based on the provisions of the State

Government Code, school impacts would be mitigated by the payment of school fees and by the increase in property tax revenue from development as proposed by Jacumba Valley Ranch. Negotiations with the School District are ongoing and an agreement will be required prior to approval by action of the Board of Supervisors.

A 10-acre school site (Area M) will be made available within Jacumba Valley Ranch for the Mountain Empire Unified School District, and a binding agreement with the District will be required. In the event that the County does not acquire the designated site and construct a school, the designated site will be incorporated into the future development area.

4.1.11.7 Fire Protection and Emergency Services

Minimization of the loss of life and property from fires and medical emergencies.

Policies

- (1.2) The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.

Project Conformance

Fire protection for the project area is provided by the Rural Fire Protection District Station #19, located approximately one mile west of the project site at Jacumba Street and Seeley Avenue. In the event of a fire or medical emergency in Jacumba Valley Ranch, a vehicle dispatched from the fire station would proceed south on Jacumba Street and east on Old Highway 80. The proposed commercial area (J on Figure 5, page 1-15) is approximately three-quarters of a mile from the fire station and the new north-south road serving residential areas A-G is approximately 1.4 miles from the fire station. The current staffing consists of one full-time firefighter and eight volunteers on call 24-hours a day. Response time to the project site is estimated to be three minutes. Facilities include a 500-gallon capacity type 3 fire engine, a 1,500-gallon capacity water truck, and a rescue truck. Mutual aid agreements exist between all 13 volunteer companies of the Rural Fire Protection District, and the California Division of Forestry responds to all brush and wildfire calls. If additional units were needed, mutual aid assistance would be provided by the Boulevard Fire Department on Ribbonwood Road or the White Star Station of the California Division of Forestry and Fire Protection located on

Tierra Del Sol Road in Boulevard. Both stations are approximately 9 miles west of Jacumba Valley Ranch via either I-8 or Old Highway 80.

The Rural Fire Protection District Station #19 in Jacumba serves a population of approximately 700 full and seasonal residents. At build out the proposed residential development would generate approximately 2,232 new residents who would generate approximately 714 additional calls per year. With a call ratio of approximately 0.32 calls for each individual, the district has calculated that permanent staffing would be required when their call volume exceeds 350 calls per year. Therefore, the proposed project would generate the need for permanent staffing when 213 of the new homes are occupied.

The Rural Fire Protection District participates in the County's fire mitigation fee program and as of July 1, 1991, is currently collecting \$0.12 per square foot of sprinklered residential construction and \$0.24 per square foot of non-sprinklered residential construction. The fire mitigation fees for the hotel and the congregate care facility proposed as part of the project can be approximated as being between \$0.12 to \$0.17 per square foot. The \$0.12 per square foot fee applies to sprinklered buildings, and the \$0.17 per square foot is the fee which applies to fire resistive buildings. The fire mitigation fee for the 28.5 acres of commercial development proposed by the project can be expected to be between \$0.17 to \$0.24 per square foot. The project developer proposes that all habitable residential and commercial buildings be sprinklered. Because of required compliance with the County's fire mitigation fee program, project impacts to the Rural Fire Protection District will not be significant. The fire flows will be provided through hydrant hookups onsite, and the water for those will come from the Jacumba Valley Ranch Water Co. In addition to fire mitigation fees, a community facilities district or related mechanism may be formed to support the fire service.

The project has safe and convenient access for emergency services and all residential and commercial buildings will have sprinkler systems.

4.1.11.8 Wastewater

Available wastewater treatment and disposal capacity consistent with the land uses in the general plan.

Increased production and use of reclaimed water.

Policies

- (1.1) Land use planning, which is the responsibility of the County, will be coordinated with sewer system planning, which is the responsibility of facility providers.
- (1.2) Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.
- (2.1) The County will regulate the use of privately proposed wastewater treatment plants to ensure that they are properly located, meet the sewer needs of the project, do not cause premature urbanization, and create no unmitigable environmental effects. Availability of service from a wastewater treatment facility will not be justification for increasing densities allowed by the General Plan and zoning.
- (3.1) Water reclamation and conservation measures shall be included in the land development review process.

Project Conformance

A proposed onsite Water Reclamation Facility (WRF) will provide reclaimed water for use in golf course irrigation. The WRF will meet County and State Title 22 requirements for the construction, operation, and maintenance of the facility and will conform to County of San Diego regulations governing wastewater treatment plants.

The environmental impacts of the WRF have been fully addressed in the EIR and impacts have been mitigated.

The reclaimed water has the potential to be utilized for landscaping irrigation throughout the project.

4.1.11.9 Water Provision Systems

A sufficient supply of high quality groundwater to meet the needs of current and future users of the resources.

A prudent balance between water availability and consumption demands.

Policies

- (1.1) Land use planning, which is the responsibility of the County, will be coordinated with water system planning, which is the responsibility of the facility providers.
- (1.5) The County will regulate development in groundwater-dependent areas to ensure that it does not, in the long term, create a demand for groundwater that exceeds the annual recharge capability of that basin.
- (3.4) Water reclamation and conservation measures shall be included in the land development review process.

Project Conformance

Jacumba Valley Ranch Water Company presently provides potable water within the ranch and to the gas station at the I-8 off-ramp to Carrizo Gorge Road. Water services to serve the project will be provided for by a private water company.

The project intends to balance the use of groundwater for domestic use with reclaimed water from an onsite water reclamation plant for golf course irrigation. A hydrogeologic analysis for the proposed project has demonstrated that an adequate supply of groundwater is available to serve the project as well as other users within the groundwater basin.

4.2 Mountain Empire Subregional Plan

4.2.1 Community Character

Goal

Encourage the development of land in a manner that reinforces the unique identity of the Mountain Empire Subregion and its communities.

Project Conformance

The Jacumba Valley Ranch SPA will utilize local conditions and the natural environmental setting as the theme for overall architectural and landscape design. Natural desert vegetation surrounds the site in all directions. The visual backdrop to the west is Round Mountain, a sparsely vegetated volcanic peak rising approximately 560 feet above the valley floor at elevation 2800 feet AMSL. Project components will include landscape plans, including a planting palette compatible with the natural

setting. The project will reestablish the identity of Jacumba as a destination resort and revitalize the town in keeping with its historical roots. The project site incorporates most of the valley floor and the eastern half of Round Mountain.

~~The surrounding area is best characterized as rural and undeveloped. Surrounding land use as viewed from the site includes open and mountainous terrain in all directions, with the river valley flowing through the center of the project.~~

4.2.2 Land Use Element

General Goal

Provide a land use pattern consistent with the subregional population forecast.

Policies and Recommendations

- (2.1) The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.
- (2.2) Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60') Public Reserve owned by the Federal Government.
- (2.3) Apply a ninety (90) foot setback within which no new permanent building may be built northerly of the existing (60) foot Public Reserve line. Where such ninety (90) foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of the Zoning Ordinance.

Project Conformance

The project will preserve important environmental resources and landforms through sensitive conceptual site design, conformance with RPO requirements for floodway improvements and development in areas with steep slopes, and through discretionary review. More detail is provided in the EIR: Sections II.A Biology, II.B Groundwater, II.D Hydrology/Flood Control, and II. J Visual/Landform Modification.

Areas L, S, and T are situated contiguous to the U.S./Mexican international border. Future Planning Area (Area L) and Golf Course/Flood Control (Area S) contain no proposed structures, therefore are not affected by the (90) foot setback. The Water

Reclamation Facility (Area T) will require structures to be setback (90) feet from the (60) foot Public Reserve Line. Language is included in the discussion of Areas L, S, T (Section 5, Implementation) to ensure compliance.

Residential Goal

Provide a land use pattern which will accommodate the forecast population increase while retaining the rural charm of the present living environment.

- (2) Preserve the rural atmosphere of the Subregion by blending roads into the natural terrain
- (3) Maintain the existing rural life style by continuing the existing pattern of residential and agricultural uses on large lots outside of the Country Town Regional Category.
- (5) All development proposals shall demonstrate a diligent effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and landforms, drainage courses, rock outcroppings, vegetation and views shall be incorporated, to the maximum extent feasible, into the future development of the land.
- (6) Residential site design shall avoid:
 - level grading of entire lots without respect for existing landforms or neighboring developments;
 - removal of oaks without careful consideration;
 - blocking existing significant views through the property and within the property;
 - diverting natural drainage patterns unless no other alternative is available; and
 - creation of a landscape foreign to that of surrounding sites.
- (7) Landscaping should emphasize the use of natural drought resistant plant materials.

- (8) Minimize the visual impacts of hillside developments with buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible.
- (9) Graded hillsides should approximate the surrounding natural hills. Slope banks should be softened by contoured grading of fill at the top and toe of the slope.
- (10) Waive concrete curbs, gutters, and sidewalk requirements in new subdivisions to ensure compatibility with existing rural developments.
- (12) Buffer residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust and unsightly views.

Project Conformance

The Jacumba Valley Ranch will focus the greater densities into the Country Town Boundary and will not exceed densities proposed for the Specific Planning Area text of the Mountain Empire Subregional Plan. The overall Specific Plan will preserve significant landform features

All proposed grading for streets and residential pads, and landscaping requirements will be subject to the County's Grading Ordinance; no retaining walls are proposed. Residential areas are well setback from main streets, and buffered by parks, golf course, pedestrian walkways, and natural open space. Residential Goals 2, 3, 5-8, and 10 will be implemented in all areas.

The EIR for Jacumba Valley Ranch has fully analyzed impacts from traffic, noise, lighting, odor, dust, and visual effects. Mitigation has been proposed wherever impacts were significant. Residential Goal 9 will be implemented in Areas D, E, and I, while Residential Goal 12 will be implemented in Areas H and O.

Commercial Goal

Provide for the orderly growth of business and professional services and optimize convenience for local and highway-related shopping needs.

- (2) Discourage requests which may lead to mixed residential in commercial areas except those residential uses which are secondary to a commercial use.
- (4) To create shade for the comfort of pedestrians, design the South facing facades of businesses to include arcades and porches or trellised walkways to create shade for the comfort of pedestrians.

- (6) Create nodes of commercial development at major intersections and Highway 8 off ramps.
- (8) Limit New commercial uses to sites be within the Country Town Regional Category excepting highway-related uses.
- (12) Soften the visual impact of parking areas, screen all parking areas from street view by interrupting continuous rows of parking spaces with planting, and create planted canopies over parking areas to lessen heat build-up.
- (13) Parking lots for Commercial uses may utilize permeable surfacing materials such as gravel or decomposed granite in order to minimize surface runoff and maximize groundwater recharge.
- (14) Commercial parking areas adjacent to residentially-zoned property must be completely screened from view of the residential property with a 72 inch high solid fence, wall, hedge or other dense plant material. The following plant species would be appropriate if a vegetative screening is to be utilized:
 - a. San Diego Mountain Mahogany (Cercocarpus minutiflorus); 4'-15'.
 - b. Toyon (Heteromeles arbutifolia); 8'-15' with flowers and berries.
 - c. Hollyleaf cherry (Prunus ilicifolia); 8'-20' with flowers and berries.
 - d. California scrub oak (Quercus dumosa); 8'-10'.
 - e. Coffeeberry (Rhamus California); 5'-15' with flowers and berries.

To provide an effective screening these plants should be planted 4-5 feet apart. These suggested plants are all native evergreens which naturalize after two growing seasons (two winters). They will require water during the summer in order to ensure adequate adaptation, and are not effective in areas which are over 4,000 feet in elevation.

Project Conformance

Jacumba Valley Ranch will concentrate additional commercial uses within the Country Town Boundary where planned commercial facilities will serve the residents, and help to revitalize the existing town of Jacumba by providing employment opportunities and benefitting from sales tax revenues. Architectural and landscaping features will be consistent with the above goals for parking, setbacks from residential uses, visual screening, pedestrian elements, and complimentary uses; all of which provide a significant upgrade to existing facilities. The commercial goals and development product are realized and accomplished by the Master Site Plan pursuant to Section 7150 of the San Diego County Zoning Ordinance.

Extensive landscaping mitigation is proposed in the EIR. The A Master Site Plan for the Commercial Area J requires specific setbacks between existing and future residential areas, and the trash/loading dock areas of the commercial development.

Industrial Goal

Provide a land use pattern which will permit those kinds of industrial uses which will not detract from the rural charm and lifestyle of the subregion.

Project Conformance

The Ketchum Ranch Specific Plan Area permits industrial uses in Phase 2. No industrial uses are proposed by the Jacumba Valley Ranch Specific Plan at this time.

4.2.3 Housing

Ensure that adequate, affordable shelter is provided for all residents of the Mountain Empire Subregion in a way that is consistent with its rural character.

Goal

Policies and Recommendations

- (2) Designate appropriate parcels within the Subregional communities for multifamily or mixed use development.

Project Conformance

The proposed Specific Plan will provide for a wide variety of housing opportunities including 803 single-family, 70 multi-family, and 175 variable-family detached housing types.

4.2.4 Circulation

Goal

Improve the transportation system to provide safe and efficiently maintained travel throughout the subregion while maintaining the rural atmosphere and natural beauty of the area.

- (1) Discourage on-street truck parking in the Country Town areas.

Project Conformance

The proposed Specific Plan and ultimate development will include improvements to the overall circulation system in conformance with all the policies of the General Plan and Circulation Element. Commercial facilities in the Country Town will provide on-site parking.

4.2.5 Public Facilities and Services

Goal

Provide the facilities and level of service necessary to satisfy the needs of the subregion.

Project Conformance

Jacumba Valley Ranch will and provide a sewer system sized to serve the Jacumba area; and will also provide flood control facilities which serve to protect the existing community and expand the Jacumba Valley Ranch Water Company to serve the Specific Plan Area.

4.2.6 Conservation

Environmental Resources Goal

Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.

Policies and Recommendations

- (2) Sewer districts should implement a wastewater reclamation program in areas where groundwater is not abundant.

- (3) Avoid the construction of artificial drainage structures; utilize natural channels and streambeds and require that runoff and drainage be used for groundwater recharging where applicable.
- (4) Floodways shall be maintained in their natural state unless findings can be made that a threat to public safety exists.
- (7) Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.

Project Conformance

Development on Jacumba Valley Ranch will include preservation of significant biological and cultural resources, preservation of land formations, and the utilization of a wastewater reclamation program. Groundwater will be subject to a management and monitoring program.

4.2.7 Recreation

Goal

Support recreational opportunities to meet community needs and enrich the lives of all residents by establishing a balanced system of recreation facilities and services.

Policies and Recommendations

- (2) Future development of park and recreation facilities are to be coordinated with the location and needs of local school facilities in order to promote joint use and most effective use of resources.
- (3) So that Park Land Dedication Ordinance Funds may be used to develop local park facilities, County Service Areas, alternative taxing agencies, or other organizations are to be created to provide ongoing park maintenance and operation services for each community requiring park facilities within the Subregion.
- (8) The Jacumba Sponsor Group recommends that Park Land Dedication fees collected from the Ketchum Ranch Specific Plan area be spent for park and recreation.

Project Conformance

Jacumba Valley Ranch will include improved active and passive recreation parks throughout the Specific Plan area. These will include a golf course, lake, equestrian facilities, neighborhood parks, and riding, hiking, and walking trails. Jacumba Valley Ranch will also contribute land and/or fees for parks located within Jacumba.

4.2.8 Energy

Goal

Ensure that the conservation of non-renewal energy resources is pursued in a way that is not detrimental to the rural lifestyle.

Policies and Recommendations

- (1) New development should utilize alternative energy technologies, especially active and passive solar system.
- (2) Protected courtyards, porches, arcades, loggias, verandas and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure. These elements are easily added to buildings as temperature-moderating elements. An additional benefit is their ability to add character to the building.
- (3) Deciduous trees used on the south and west sides of a building can provide shade in summer while allowing sun penetration in winter.
- (4) Roof overhang on south-facing walls offer effective protection of window areas from summer sun while admitting lower winter sun rays.
- (5) South-facing courtyards may be used to create protected outdoor spaces, giving the site a more favorable micro climate for year-round activities.

Project Conformance

Specific Plan design guidelines will ensure architectural compliance with energy conservation design policies.

4.2.9 Scenic Highways

Goal

Establish a network of scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.

Project Conformance

Visual impacts to scenic highways have been assessed in the EIR. The proposed Specific Plan will create a scenic gateway to Jacumba through the use of landscaping and design guidelines.

5. IMPLEMENTATION

5.1 General Provisions

The Jacumba Valley Ranch Specific Plan provides a series of procedures, regulations, and guidelines necessary to insure that the overall purpose and intent of this Specific Plan are implemented in an orderly and consistent manner. All development within Jacumba Valley Ranch shall be subject to these regulations.

5.2 Development Review Procedures

In order to implement the Jacumba Valley Ranch Specific Plan, a number of discretionary and ministerial permits are required pursuant to established ordinances, policies and procedures of the County of San Diego. It is specifically intended that implementation be carried out in accordance with standard procedures of the County Department of Planning and Land Use as established by the San Diego County Zoning Ordinance, Subdivision Ordinance, and Code of Regulatory Ordinances. These requirements and review procedures are described below:

5.2.1 Zone Reclassification/Rezone

The individual phases of the Jacumba Valley Ranch SPA will be subject to Zone Reclassification (rezone) by Area, phase, parcel, or the entire project to define the character of uses. The issues to be defined or further defined by the rezone are animal, development, and special area regulations. Development regulations consist of density, lot size, building type, maximum floor area, floor area ratios, height, lot coverage, setbacks, and open space. The Use Regulation in all cases will remain S-88 and will refer to individual planning areas to designate the underlying uses as subject to this Specific Plan.

5.2.2 Subdivision/Tentative Map

The filing and approval of tentative maps and final maps (or parcel maps) will be necessary to create separate parcels for the Hotel, Equestrian Center, Congregate Care site, the Water Treatment and Water Reclamation Facilities, and all Land Use Areas. Prior to approval of implementing Tentative Map applications for Areas A - F, the Department of Planning and Land Use (DPLU) shall review the noise projections of the Jacumba Valley Ranch EIR. If the proposed development is determined to be within the 60 dB(A) contour per EIR Tables 7a and 7b, an updated noise study shall be prepared which shall include noise attenuation measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce the noise to levels in compliance with the County of San Diego Noise Ordinance. Improvement Plans for subdivisions of property shall also conform with

the County of San Diego Storm Water Management and Discharge Control Ordinance. Groundwater improvements will include the installation of oil traps in the storm drains for “first flush” storm runoff. Items covered by the mapping process include, but are not limited to, the following:

- Conceptual Development/Natural Open Space Interface (Figure 20, page 5-36)
- Conceptual Open Space/Park System, (Figure 31, page 6-7)
- Conceptual Park Pedestrian Corridors, (Figure 32, page 6-8)
- Conceptual Roadway/Lake Interface, (Figure 18, page 5-34)
- Conceptual Neighborhood Entries, (Figure 33, page 6-9)

5.2.3 Use Permit

Major Use Permits are required for the Golf Course/Flood Control (Area S), Equestrian Center (Area R), Hotel (Area P) and Water Reclamation Facility (WRF) (Area Q). Land use and design guidelines for these uses are specified within the Land Use Regulations for each Land Use Area (refer to Section 5.3, Land Use Regulations). A Major Use Permit for the rock quarry will be required if the rock quarry is expanded. All Major and Minor Use Permits within the Jacumba Valley Ranch Specific Plan shall be accompanied by a concept landscape plan and shall be reviewed for site, landscape, and architectural design and appropriate environmental review. The landscape design for the Golf Course/Flood Control facilities in Area S shall also incorporate preservation of freshwater marsh and revegetation of southern willow scrub habitat in accordance with mitigation measures of the Jacumba Valley Ranch EIR; and shall include a Water Management Plan to minimize golf course water use and runoff. All use permits shall require conformance with the County of San Diego Storm Water Management and Discharge Control Ordinance.

In addition, prior to approval of the implementing Major Use Permit for the WRF in Area Q and Site Plan for the Congregate Care Facility in Area K, an updated noise study shall be prepared which shall include noise attenuation such as the incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce the noise to levels in compliance with the County Noise Ordinance.

Items covered by Major Use Permits include, but are not limited to, the following:

- Conceptual Golf Course Landscaping (see Figure 24, page 5-41)
- Conceptual Water Reclamation Facility (see Figure 23, page 5-39)
- Conceptual Flood Control Measures (see Figures 26 and 27, pages 5-43 and 5-44)
- Conceptual Hotel Plan (Area P) (See Figure 9, page 1-21)

5.2.4 Site Plan

Site Plan review shall be required concurrent with the Tentative Map for the following land use areas:

- Area “D” (Single Residential)
- Area “G” (Single Residential)
- Area “I” (Single Residential)
- Area “J” (Single Residential Commercial)
- Area “K” (Congregate Care Facility)
- Area “O” (Single Residential)
- Area “T” (Water Treatment Facility)

The Specific Plan requirements for each area are noted in Table 1, page 1-27.

The Commercial Area J and the Water Treatment Facility (WTF) in Area shall be accompanied by a concept landscape plan and shall be reviewed for site, landscape, and architectural design. The Site Plan for Area J shall include a noise analysis to determine setbacks from loading facilities. The Congregate Care Facility, Area K, shall be reviewed for traffic noise impacts. Residential Area D shall be reviewed for visual impacts of the water tank. Residential Area G shall be reviewed for mitigation of traffic noise. Residential Area I shall be reviewed for mitigation of grading, visual and railroad noise impacts. Residential Area O shall be reviewed for community character and, visual quality, and conformance with the County of San Diego Storm Water Management and Discharge Control Ordinance. The objectives and standards for the respective land use areas are discussed under the subheading “Site Plan” in Subchapter 5.3, “Land Use Regulations.” Items covered by Site Plans include, but are not limited to, the following:

- Conceptual Park Pedestrian Corridors (see Figure 32, page 6-8)
- Conceptual Neighborhood Parks (see Areas A, B, C, and E below)
- Conceptual Water Treatment Facility (see Figure 28, page 5-45)
- Conceptual Water Tank Elevations (see Figure 29, page 5-47)
- Water Tanks

5.2.5 Administrative (AD) Permit

Unless a Major Use Permit or other discretionary permit is required, an AD Permit will be required for all parks, trails, private lakes and pathways to ensure maintenance and common ownership of these facilities in Areas A, B, C, E, and J. The locations of these parks are shown on Figure 31, page 6-7, Conceptual Open Space/Park System. Conceptual neighborhood parks are shown on Figures 15, 16, 17, 19 and 20, pages 5-31,32,33,35 and 36. The location of the lake is shown on Figure 7, page 1-19.

5.2.6 Landscape Plans

Landscape Plans are required for implementation of each Land Use Area of the Jacumba Valley Ranch Specific Plan. ~~All landscaping plans will conform to Figure 7 and Table 3, page 6-11.~~ Mitigation of project visual quality impacts shall be accomplished by implementation of the landscape concepts shown on the Illustrative Site Plan (see Figure 7, page 1-19) and by incorporation of specified trees, shrubs, and ground covers selected for the environmental conditions of Jacumba Valley Ranch and listed on Table 3, ~~page 6-11~~. Specific landscape requirements are more fully described by mitigation measures of the Jacumba Valley Ranch EIR.

Implementations of the landscape concepts per Figure 7 and Table 3, ~~page 6-11~~, and other EIR mitigation measures, will be accomplished at the Tentative Map, Major Use Permit, Site Plan, and Grading Permit stages of project development. Prior to grading or construction pursuant to any subsequent project approvals, a detailed landscape plan conforming to these concepts shall be submitted for review and approval by the County Department of Planning and Land Use (DPLU). Landscape Plans for grading permits shall also be submitted for review and approval by the Department of Public Works (DPW). Items covered by landscape plans include, but are not limited to erosion, visual screening, and land use compatibility.

5.2.7 Grading Plan

Grading plans shall be a component of all final map, Major Use Permit and site vesting processes, and shall include specific grading requirements as appropriate. Specific grading requirements for Areas D, I, and Q are included in Section J of the EIR for the project.

5.2.8 Ministerial Reviews

Standard ministerial review of building permits would follow discretionary permit reviews pursuant to County regulatory ordinances.

5.2.9 Sempra Energy Transmission Easement

All proposed uses, grading, landscaping, utilities, dedicated streets, parking, passive recreation, golf courses, etc., which could be located within Sempra's transmission easement or could in some way impact its access road system will require Sempra's review and approval.

The California Public Utilities Commission (CPUC), and not the County of San Diego, regulates future expansions proposed by Sempra. A CPUC approval process known as General Order 131D is required. In some cases, certain Sempra actions are

exempt from this process. Those subject to this Order may involve public hearings and be subject to review standards of the California Environmental Quality Act.

5.2.10 Conditions, Covenants, and Restrictions (CC&Rs)

Although not regulated by the County of San Diego, CC&Rs are included herein to establish on-going use parameters. Items covered by CC&Rs include, but are not limited to, the following: Residential landscaping, fencing, and secondary signage.

5.3 Land Use Regulations

The Land Use Area Regulations discussed within this Section describe each land use area and the uses which would be permitted. In addition, most Land Use Areas have unique design and environmental conditions to which specified Design Guidelines would apply. These guidelines are intended to be implemented during subsequent review and approval of tentative maps, use permits, site plans, or other approvals. Conceptual plans for some Land Use Areas are also provided which are intended to illustrate site planning, landscaping, and environmental mitigation guidelines. Alternative designs for the siting and configuration of buildings, which also conform to the site's zoning regulations and the Design Guidelines for Jacumba Valley Ranch, would also be permitted.

A rezone is required to implement the development regulations shown in Table 1, page 1-27, Land Use Summary and Project Phasing.

All Land Use Areas "A" through "Z" shall remain as S88 (Specific Planning Area) and be subject to the development regulations in Figure 5, and as further described below. Unless otherwise specified in the implementation section, the development regulations contained within the zone box must be maintained.

It is the intent of this Specific Plan to allow flexibility to accommodate evolving market conditions while achieving overall project design and environmental goals.

5.3.1 Land Use Area A

<u>Size:</u>	104.4 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	3.2 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	336
<u>Required Permits/Plans:</u>	Tentative Map/AD permit

Description. Land Use Area A consists of approximately 104.4 acres located on the west side of proposed Valley Ranch Road and north of Old Highway 80 (see Table 1 and Figure 5). The site is bordered by the proposed golf course on the west and

proposed Multiple Family Residential Area G on the south, and proposed Valley Ranch Road to the east. A private recreational lake, several passive parks, and park pedestrian corridors are proposed in the northern portion of Area A. (See Figures 15-17, Conceptual Neighborhood A Parks, and Figure 32, Conceptual Park Pedestrian Corridors, pages 5-31, 32, 33 and 6-8.

Land Use Guidelines. Land Use Area A is intended to be developed as a conventional detached single family subdivision with typical lot sizes of 6,000 square feet, or as a Planned Residential Development pursuant to Section 6600 of the County Zoning Ordinance. The subdivision review process for Area A would include measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce noise from traffic on the proposed Valley Ranch Road to levels in compliance with the County Noise Ordinance. Planned land uses would conform to the following:

5.3.1.1 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved. Accessory structures shall be permitted pursuant to Section 6150 of the San Diego County Zoning Ordinance.

5.3.1.2 Design Guidelines

Development within Area A will exhibit certain land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Common land use features are illustrated in Section 6 of this Specific Plan.

- Conceptual Neighborhood A Parks (see Figures 15-17, pages 5-31, 32, 33)
- Conceptual Roadway/Lake Interface (see Figure 18, page 5-34)

5.3.2 Land Use Area B

<u>Size:</u>	37.4 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	3.6 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	136
<u>Required Permits/Plans:</u>	Tentative Map/A D Permit

Description. Land Use Area B consists of approximately 37.4 acres located on the west side of proposed Valley Ranch Road near the center of the project site (see Table 1 and Figure 5). The site is bordered by the proposed golf course on the west and north. A lake, a park, and pedestrian corridors are proposed south of Land Use Area B. (See Figure 7, page 1-19)

Land Use Guidelines. Land Use Area B is intended to be developed as a conventional detached single family subdivision with typical lot sizes of 6,000 square feet, or as a Planned Residential Development pursuant to Section 6600 of the County Zoning Ordinance. The subdivision review process for Area B would include measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce noise from traffic on the proposed Valley Ranch Road to levels in compliance with the Noise Element of the General Plan. Planned land uses would conform to the following:

5.3.2.1 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved. Accessory structures shall be permitted pursuant to Section 6150 of the San Diego County Zoning Ordinance.

5.3.2.2 Design Guidelines

Development within Area B will exhibit certain common land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Common land use features are illustrated in Section 6 of this Specific Plan.

- Conceptual Neighborhood B Park (see Figure 19, page 5-35)

5.3.3 Land Use Area C

<u>Size:</u>	23.3 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	2.8 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	65
<u>Required Permits/Plans:</u>	Tentative Map/AD

Description. Land Use Area C consists of approximately 23.3 acres located on the east side of proposed Valley Ranch Road and adjacent to the eastern project boundary (see Table 1 and Figure 5). The site is bordered by the proposed private golf course on the north and proposed natural open space on the south. A passive park is located within the development.

Land Use Guidelines. Land Use Area C is intended to be developed as a conventional detached single family subdivision with typical lot sizes of 6,000 square feet, or as a Planned Residential Development pursuant to Section 6600 of the County Zoning Ordinance. The subdivision review process for Area C would include measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce noise from traffic on the proposed Valley Ranch Road to levels in compliance with the Noise Element of the General Plan. Planned land uses would conform to the following:

5.3.3.1 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved.

5.3.3.2 Design Guidelines

Development within Area C will exhibit certain land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Common land use and design features are illustrated in Section 6 of this Specific Plan. All lots proposed adjacent to the easterly boundary of Jacumba Valley Ranch shall be a minimum of one-half acre in size. Transitions between Area C and open space will be located within the Area C boundary.

- Conceptual Development/Native Open Space Interface (see Figure 20)
- Conceptual Neighborhood C Park (see Figure 19)

5.3.4 Land Use Area D

<u>Size:</u>	41.2 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	0.5 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	22
<u>Required Permits/Plans:</u>	Site Plan/Tentative Map

Description. Land Use Area D consists of approximately 41.2 acres located on the east side of proposed Valley Ranch Road and is adjacent to the eastern project boundary (see Table 1 and Figure 5). The site is bordered by natural open space on the north and proposed Single Family Residential Areas E and F on the south.

Land Use Guidelines. Land Use Area D is intended to be developed as a conventional detached single family subdivision with a minimum lot size of 1.5 acres. The subdivision review process for Area D would include measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce noise from traffic on the proposed Valley Ranch Road to levels in compliance with the County Noise Ordinance. A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is to be approved concurrent with the subdivision plan and shall comply with the Objectives and Standards for Area D as specified below. Planned land uses would conform to the following:

5.3.4.1 Site Plan Review

Objective: Provide a comprehensive site plan for (1) visual characteristics of the water tank and (2) siting, grading, and landscaping of dwelling units in Area D. To minimize grading and landform impacts, the Site Plan for Area D shall incorporate terrain-adaptive housing or building pad grading along the northern and eastern perimeter. Terrain-adaptive/building pad grading techniques are those which keep all, or most, of the grading and earth movement on an individual lot, rather than grade large areas of multiple lots, which is the “mass grading” technique. The water tank proposed to be located in Area D shall also be included in the Site Plan and be reviewed for tank siting, grading, color, and landscaping.

Standards: A Site Plan shall be submitted for review and approval for the proposed water reservoir tank in conjunction with the residential development within Area D. Elements to be included in the Site Plan are the following: The reservoir tank shall be a maximum of 100 feet in diameter, 16 feet deep, with a capacity of 1 million gallons of water. The front of the tank can be exposed a

maximum of 8 feet in height, and the rear at natural grade. Siting of the tank shall be placed at the rear of the residences, with natural hillsides as a backdrop so that the tank will not be silhouetted against the skyline. Earth tone colors shall be used in accordance with appropriate landscaping to blend the object with the surrounding vegetation, so that no significant visual impacts should occur.

5.3.4.2 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved. Accessory structures shall be permitted pursuant to Section 6150 of the San Diego County Zoning Ordinance.

5.3.4.3 Design Guidelines

Development within Area D will exhibit certain common land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Graded hillsides should approximate the surrounding natural hills. Slope banks should be softened by contoured grading of fill at the top and toe of the slope in Areas D, E, and I. Common land use and design features are illustrated in Section 6 of this Specific Plan.

- Conceptual Development/Native Open Space Interface (see Figure 20, page 5-36)
- Conceptual Water Tank Elevation (see Figure 29, page 5-47)

5.3.5 Land Use Area E

<u>Size:</u>	37.2 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	3.4 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	126
<u>Required Permits/Plans:</u>	Tentative Map/A D Permit

Description. Land Use Area E consists of approximately 37.2 acres located on the east side of proposed Valley Ranch Road, north of Old Highway 80 (see Table 1 and Figure 5). The site is bordered by proposed Single Family Residential Area F on the southeast and Single Family Residential Area D on the north.

Land Use Guidelines. Land Use Area E is intended to be developed as a conventional detached single family subdivision with typical lot sizes of 6,000 square feet, or as a Planned Residential Development pursuant to Section 6600 of the County Zoning Ordinance. The subdivision review process for Area E would include measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce noise from traffic on Old Highway 80 and the proposed Valley Ranch Road to levels in compliance with the County Noise Ordinance. Planned land uses would conform to the following:

5.3.5.1 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved. Accessory structures shall be permitted pursuant to Section 6150 of the San Diego County Zoning Ordinance.

5.3.5.2 Design Guidelines

Development within Area E will exhibit certain land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Graded hillsides should approximate the surrounding natural hills. Slope banks should be softened by contoured grading of fill at the top and toe of the slope in Areas D, E, and I. Common land use and design features are illustrated in Section 6 of this Specific Plan.

- Conceptual Neighborhood E Park (see Figure 21, page 5-37)

5.3.6 Land Use Area F

<u>Size:</u>	5.2 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	1.4 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	7
<u>Required Permits/Plans:</u>	Tentative Map

Description. Land Use Area F consists of approximately 5.2 acres located to the east of proposed Valley Ranch Road, north of Old Highway 80, and is adjacent to the eastern project boundary (see Table 1 and Figure 5). The site is bordered by proposed Single Family Residential Areas D and E on the north and west.

Land Use Guidelines. Land Use Area F is intended to be developed as a conventional detached single family subdivision with a minimum lot size of one-half acre. The subdivision review process for Area E would include measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce noise from traffic on Old Highway 80 to levels in compliance with the County Noise Ordinance. Planned land uses would conform to the following:

5.3.6.1 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved. Accessory structures shall be permitted pursuant to Section 6150 of the San Diego County Zoning Ordinance.

5.3.6.2 Design Guidelines

Development within Area F will exhibit certain common land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced and illustrated in Section 6 of this Specific Plan.

5.3.7 Land Use Area G

<u>Size:</u>	7.6 Acres
<u>Planned Use:</u>	Multiple Family Residential
<u>Density:</u>	9.2 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	70
<u>Required Permits/Plans:</u>	Site Plan

Description. Land Use Area G consists of approximately 7.6 acres located on the west side of proposed Valley Ranch Road and north of Old Highway 80 (see Table 1 and Figure 5). The site borders a portion of the proposed golf course/flood control channel on the west and proposed Single Family Residential Area A on the north.

Land Use Guidelines. Land Use Area G is intended to be developed as a rental apartment complex with private interior open space and recreation facilities. The minimum lot size shall be 7 acres in order to restrict subdividing this land use area. A Site Plan for noise mitigation in compliance with the Objectives and Standards for Area G as specified below and pursuant to Section 7150 et seq. of the County Zoning Ordinance is required. Planned land uses would conform to the following:

5.3.7.1 Site Plan Review

Objective: Provide comprehensive site plan, landscape review, land use compatibility, and traffic noise mitigation for multi-family residential development in Area G.

Standards: A Site Plan shall be submitted for review and approval prior to building permit issuance for residential development in Area G. Elements to be included in the Site Plan are the following: Land use compatibility with Area H A, parking locations, bulk and scale as related to Area A; and setbacks and/or noise barriers shall be provided to reduce projected traffic noise on Old Highway 80 and the proposed Valley Ranch Road to levels in compliance with the Noise Element of the County General Plan.

5.3.7.2 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RU Urban Residential Use Regulations and contained in Sections 2140 through 2144 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved.

5.3.7.3 Design Guidelines

Development within Area G will exhibit certain common land use and design features which will be implemented during the development review and approval process. Common land use and design features are illustrated in Section 6 of this Specific Plan.

5.3.8 Land Use Area H

<u>Size:</u>	20.0 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	5.0 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	100
<u>Required Permits/Plans:</u>	Tentative Map

Description. Land Use Area H consists of approximately 20 acres located on the north side of Old Highway 80 (see Table 1 and Figure 5). The site is bordered by Area O on the north and east, and the proposed Commercial Area on the south.

Land Use Guidelines. Land Use Area H is intended to be developed as a conventional detached single family subdivision with typical lot sizes of 6000 square feet. Planned land uses would conform to the following:

5.3.8.1 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved. Accessory structures shall be permitted pursuant to Section 6150 of the San Diego County Zoning Ordinance.

5.3.8.2 Design Guidelines

Development within Area H will exhibit certain common land use and design features which will be implemented during the development review and approval process. Buffer residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust and unsightly views in Areas H and O. Common land use and design features are illustrated in Section 6 of this Specific Plan.

5.3.9 Land Use Area I

<u>Size:</u>	25.2 Acres
<u>Planned Use:</u>	Single Family Residential
<u>Density:</u>	0.4 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	11
<u>Required Permits/Plans:</u>	Site Plan/Tentative Map

Description. Land Use Area I consists of approximately 25.2 acres located north of the rail line and adjacent to the western project boundary (see Figure 5). The site is bordered by natural open space on the northeast.

Land Use Guidelines. Land Use Area I is intended to be developed as a conventional detached single family subdivision with lot sizes of 1.5 acres or as a Planned Residential Development pursuant to Section 6600 of the County Zoning Ordinance. The subdivision review process for Area I would include measures such as incorporation of building setbacks, noise barriers, and/or acoustical buffer materials as are needed to reduce railroad noise to levels in compliance with the Noise Element of the General Plan. A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is to be submitted concurrent with the subdivision plan and shall comply with the Objectives and Standards for Area I as specified below. Planned land uses would conform to the following:

5.3.9.1 Site Plan Review

Objective: Provide comprehensive site plan, grading, landscape review, and railroad noise mitigation for residential development in Area I and design, grading, and landscape review for the proposed water reservoir in Area I.

Standards: A Site Plan and concurrent submittal of a major subdivision for review and approval shall be required for Residential Area I. Elements to be included in the Site Plan are the following: The total grading quantity for Area I shall be not more than 75,600 cubic yards of cut or fill (i.e., 3,000 cubic yards per acre); plant materials shall be selected from those identified as footnote 1 on Figure 51 of the EIR which provide a transition in form, color, spatial density, and irrigation need with native upland vegetation; lots shall be minimum of 1.5 acres in size; and side yard and rear yard setbacks will characteristically be 15 feet and 25 feet, respectively. The water reservoir proposed to be located in Area I shall also be included in the Site Plan and shall be in compliance with the mitigation measures of the Jacumba Valley Ranch EIR for installation, painting, and landscaping.

A Site Plan shall be submitted for review and approval for the proposed water reservoir tank in conjunction with the residential development within Area I.

Elements to be included in the Site Plan are the following: The reservoir tank shall be a maximum of 100 feet in diameter, 16 feet deep, with a capacity of 1 million gallons of water. The front of the tank can be exposed a maximum of 8 feet in height, and the rear at natural grade. Siting of the tank shall be placed at the rear of the residences, with natural hillsides as a backdrop so that the tank will not be silhouetted against the skyline. Earth tone colors shall be used in accordance with appropriate landscaping to blend the object with the surrounding vegetation, so that no significant visual impacts should occur.

5.3.9.2 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RS Single Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved. Accessory structures shall be permitted pursuant to Section 6150 of the San Diego County Zoning Ordinance.

5.3.9.3 Design Guidelines

Development within Area I will exhibit certain common land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Common land use and design features are illustrated in Section 6 of this Specific Plan. The Site Plan for Area I shall incorporate terrain-adaptive housing or building pad grading, rather than mass grading, so as to minimize grading and landform impacts. Graded hillsides should approximate the surrounding natural hills. Slope banks should be softened by contoured grading of fill at the top and toe of the slope in Areas D, E, and I. The Site Plan shall also include appropriate setbacks from the railroad for noise mitigation; and the water reservoir proposed to be located in Area I shall also be included in the Site Plan and be reviewed for tank siting, grading, color, and landscaping.

- Conceptual Development/Native Open Space Interface (see Figure 20, page 5-36)
- Conceptual Water Tank Elevation (See Figure 29, page 5-47)

5.3.10 Land Use Area J

Size: 28.5 Acres
Planned Use: Commercial
Max. Floor Area: 108,000 sq. ft. Gross Leasable Area
Required Permits/Plans: Site Plan/TM

Description. Land Use Area J consists of approximately 28.5 acres located on the north side of Old Highway 80 and adjacent to the project boundary to the west and south (see Table 1 and Figure 5). The site is bordered by the proposed Single Family Residential Area H on the north and Variable Family Residential Area O on the northeast.

Land Use Guidelines. Land Use Area J is intended to be developed with a market, hardware/garden supply and other retail stores providing goods and services for local residents, medical and professional offices, tourist-related commercial, a medical clinic, and community services such as a Sheriff's substation and a library civic uses. The commercial area may also include open space for community events such as holiday festivities, craft or art shows, farmer's market or other temporary commercial or civic activities. A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is required and shall comply with the Objectives and Standards for Area J as specified below. Planned land uses would conform to the following:

5.3.10.1 Site Plan Review

Objective: The Site Plan for Area J shall include architectural design, colors, landscaping, and setbacks/buffers from adjacent existing land uses and proposed Jacumba Valley Ranch land uses. Mass and scale shall be consistent with the existing community, while taking into account the scope of the proposed project.

Standards: A site plan shall be submitted for review and approval prior to building permit issuance for commercial development in Area J. Elements to be included in the Site Plan include grading, architectural design, colors, landscaping, and setbacks/buffers from adjacent existing land uses to the west and proposed Jacumba Valley Ranch land uses. The Site Plan shall: provide a north-south road to separate the commercial uses and existing residences to the west; limit vehicle access from this road to the commercial area to a single location; provide a minimum 10-foot wide landscape strip adjacent to the road; and locate any loading area and trash pick-up areas at an appropriate distance from existing and proposed residential areas bordering the commercial area. The following square footage use allocations shall apply:

- Grocery store (28,000 square feet)

- Hardware/garden supplies (25,000 square feet)
- Retail stores and specialty shops including restaurants (25,000 square feet)
- Professional offices such as medical services (25,000 square feet)
- Community space, such as a meeting or special events hall (5,000 square feet).

The following design standards shall apply:

- South facing facades of businesses shall include arcades and porches or trellised walkways to create shade for the comfort of pedestrians.
- New commercial uses shall be within the Country Town Regional Category.
- The visual impact of parking areas shall be softened and screened from street view by interrupting continuous rows of parking spaces with planting. Planted canopies over parking areas may be used to lessen heat build-up.
- Parking lots for Commercial uses may utilize permeable surfacing materials such as gravel or decomposed granite in order to minimize surface runoff and maximize groundwater recharge.
- Commercial parking areas adjacent to residentially-zoned property must be completely screened from view of the residential property with a 72 inch high solid fence, wall, hedge or other dense plant material. The following plant species would be appropriate if a vegetative screening is to be utilized:
 1. San Diego Mountain Mahogany (Cercocarpus minutiflorus); 4'-15'.
 2. Toyon (Heteromeles arbutifolia); 8'-15' with flowers and berries.
 3. Hollyleaf cherry (Prunus ilicifolia); 8'-20' with flowers and berries.
 4. California scrub oak (Quercus dumosa); 8'-10'.
 5. Coffeeberry (Rhamnus California); 5'-15' with flowers and berries.

5.3.10.2 Permitted Uses

Land uses shall conform to the Civic, Commercial, and Industrial Use Types specified for the C36 General Commercial Use Regulations and contained in Sections 2360 through 2363 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural Use Types would not be allowed after a tentative map has been approved.

5.3.10.3 Design Guidelines

Development within Area J will exhibit certain common land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Common land use and design features are illustrated in Section 6 of this Specific Plan.

- Conceptual Commercial Road Area (see Figure 22, page 5-38)

5.3.11 Land Use Area K

Size: 13.0 Acres
Planned Use: Congregate Care
Required Permits/Plans: Site Plan

Description. Land Use Area K consists of approximately 13.0 acres located on the south side of Old Highway 80 (see Table 1 and Figure 5). The site is adjacent to the project boundary to the west and is bordered by the proposed flood control channel on the east.

Land Use Guidelines. Land Use Area K is intended to be developed as a senior citizen care facility. Accommodations could include independent one-bedroom living units; room and board accommodations in individual or shared rooms without kitchens; and a convalescent care facility providing skilled nursing services for residents who, because of chronic illness or physical infirmity, are unable to care for themselves. A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is required. The Site Plan for Area K shall include measures such as incorporation of noise barriers, building setbacks, and/or acoustical buffer materials as are needed to reduce noise from traffic on Old Highway 80 to levels in compliance with the Noise Element of the General Plan. This facility is intended to incorporate site design features which reflect the overall rural character of the area by providing ample space for outdoor activities and relaxation in the healthful climate of Jacumba Valley. Siting shall be sensitive to the proximity of the Jacumba Airport. Living areas and service areas shall be located as far to the northwest in Area K as practical and attainable. The

Site Plan shall also include an evaluation of architectural designs and feasibility of outdoor areas relative to noise. Planned land uses would conform to the following:

5.3.11.1 Permitted Uses

Land uses shall be limited to facilities commonly referred to as “rest homes”, “convalescent homes”, or “retirement homes” and classified as Group Care (Section 1345) or Group Residential (Section 1265), and a “medical office” or “clinic”, classified as Medical Services (Section 1500) or Clinic Services (Section 1320) by the County Zoning Ordinance, as it may presently exist or hereafter be amended. This area will remain subject to the existing S88 Specific Planning Area Use Regulations (Sections 2880 et seq. of the County Zoning Ordinance).

5.3.11.2 Design Guidelines

Development within Area K will exhibit certain common land use and design features which will be implemented during the development review and approval process. These are illustrated in a conceptual basis in Section 4 of this Specific Plan

5.3.12 Land Use Area L

Size: 66.0 Acres
Planned Use: Future Planning Area
Required Permits/Plans: GPA/SPA/TM/MUP/SP

Description. Land Use Area L consists of approximately 66 acres located in the northern and southern portions of the project.

Land Use Guidelines. Land Use Area L is intended to be reserved for future development in accordance with provisions of the Mountain Empire Subregional Plan and Ketchum Ranch Specific Plan Area.

5.3.12.1 Permitted Uses

Land Use Area L is designated Future Planning Area (FPA) in accordance with the Ketchum Ranch Specific Plan Area description contained within the Mountain Empire Subregional Plan. No development will be permitted on the FPA until a ~~General Plan Amendment~~, Specific Plan Amendment, and implementing permits with appropriate environmental evaluation have been approved. ~~A subsequent General Plan Amendment would be required in order to establish a density for residential development outside of the existing Jacumba Country Town.~~ In addition, a Specific Plan and EIR would be required for approval of development

in these areas, and may include additional residential, light industrial, and commercial uses. This area will remain subject to the existing S88 Specific Planning Area Use Regulations (Sections 2880 et seq. of the County Zoning Ordinance) and applicable provisions of the County General Plan and the Mountain Empire Subregional Plan until such time as a subsequent ~~General Plan Amendment~~ and Specific Plan Amendment are approved. Structures will be required to observe a 90 foot setback from the 60-foot Public Reserve Line.

5.3.13 Land Use Area M

Size: 10 Acres
Planned Use: Public School Site

Description. Land Use Area M consists of approximately 10 acres located on the east side of Carrizo Gorge Road and adjacent to the east project boundary. The site is bordered by the Future Planning Area to the north and south.

Land Use Guidelines. Land Use Area M is intended to be reserved as a public school site to be developed by the Mountain Empire Unified School District.

5.3.13.1 Permitted Uses

Land Use Area M shall be made available to the Mountain Empire School District as a school site. If not obtained by the District it may be approved for an alternative use with FPA in accordance with the Ketchum Ranch Specific Plan Area. This area will remain subject to the existing S88 Specific Planning Area Use Regulations (Sections 2880 et seq. of the County Zoning Ordinance).

5.3.13.2 Design Guidelines

No Design Guidelines are proposed for Area M at this time.

5.3.14 Land Use Area N

Size: 235.8 Acres
Planned Use: Natural Open Space
Required Permits/Plans: Not Applicable

Description. Land Use Area N consists of approximately 235.8 acres located primarily in the western project area. Other Natural Open Space areas are located in the southwest corner of the project site and in the east-central project site.

Land Use Guidelines. Land Use Area N is intended to remain in permanent open space and subject to a grant of open space easement to the County of San Diego.

5.3.14.1 Permitted Uses

Land Use Area N shall remain as open space and be subject to the S80 Open Space Use Regulations (Sections 2800 et seq. of the County Zoning Ordinance). No trails will be permitted in the open space areas. These areas will be subject to a grant of open space easement which would prohibit grading, ~~construction~~ placement of structures or any other thing, intrusions and the removal of native vegetation except as specifically directed by the local fire marshal for fire prevention purposes. Public facilities such as sewer, water, or utility lines may be located within Area N subject to supplemental environmental review and approval of a Major Use Permit. A Specific Plan Amendment would be required for all other exceptions to the open space easements. ~~The open space easements shall preclude grading, placement of structures or any other thing, or vegetation addition or removal except as specifically permitted by Major Use Permit or approved Landscape Plan, and except that vegetation may be selectively removed upon written order of the appropriate fire control authority for the express purpose of reducing an identified fire hazard.~~ Fire clearing buffers between natural open space and residential uses will be located outside the natural open space area. Activities conducted by SDG&E within their existing easement(s) are also exempt from provisions of the open space easements. No activities of any kind, including off-road vehicle activity, hiking, or livestock grazing, will be permitted within the easement. The easement will be fenced along boundaries with residential areas, to preclude such intrusions. Boundaries shall be marked with signage.

5.3.14.2 Design Guidelines

Fenced buffers shall be constructed where residential areas share a boundary with open space areas. These buffers will be along the southern boundary of Area C, the northern boundary of Area D, and the north east boundary of Area I. The buffer will be entirely within the residential areas. a conceptual drawing of the buffer is included as Figure 20, page 5-36.

5.3.15 Land Use Area O

<u>Size:</u>	30.5 Acres
<u>Planned Use:</u>	Variable Family Residential
<u>Density:</u>	5.7 Dwelling Units per Gross Acre
<u>Dwelling Units:</u>	175
<u>Required Permits/Plans:</u>	Site Plan/Tentative Map

Description. Land Use Area O consists of approximately 30.5 acres located on the north side of Old Highway 80 (see Figure 5). The site is bordered by the proposed golf course on the north and east, and the proposed Commercial Area on the south.

Land Use Guidelines. Land Use Area O is intended to be developed as a variable family residential development with approximately 175 clustered dwelling units. A Site Plan pursuant to the County Zoning Ordinance is required. Planned land uses would conform to the following:

5.3.15.1 Site Plan Review

Objective: Provide comprehensive site plan, landscape and private open space review, and visual and community character compatibility for variable family residential development in Area O.

Standards: A Site Plan shall be submitted for review and approval prior to building permit issuance for residential development in Area O. Elements to be included in the Site Plan are the following: Private open space and group open space, including recreation facilities, shall be provided in conformance with Sections 4915 and 4917 of the County Zoning Ordinance; visual screening from existing residences to the west; setbacks; and design features.

Within the Variable Family Residential Area (Subarea "O") the lot sizes will be determined by the type of project proposed. If a PRD is planned with attached town houses on small lots, the lot sizes could be as small as the interior space plus patios, decks small rear yards, etc. In the case of a single family dwelling proposed outside of the PRD process, the minimum lot size will be 6000 square feet. Private open space in the Variable Family Residential Area will be governed by Section 4900 of the San Diego County Zoning Ordinance (SDCZO) where a PRD is proposed. Where no PRD is proposed, no private open space is required outside of the area set aside by setbacks characteristic of the "J" Setback Designator within the SDCZO. As a guide, in some cases where a PRD is not planned, setbacks may be zero because units are intended to be attached. Additionally, setbacks of 50 feet (front), 25 feet (rear), and 5 to 15 feet (interior sideyard) may be used.

5.3.15.2 Permitted Uses

Land uses shall conform to the Residential and Civic Use Types specified for the RV Variable Family Residential Use Regulations and contained in Sections 2100 through 2104 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. All Agricultural and Commercial Use Types would not be allowed after a tentative map has been approved.

5.3.15.3 Design Guidelines

Development within Area O will exhibit certain common land use and design features which will be implemented during the development review and approval process. Buffer residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust and unsightly views in Areas H and O. Common land use and design features are illustrated in Section 6 of this Specific Plan.

5.3.16 Land Use Area P

Size: 14.4 Acres
Planned Use: 200 Room Hotel
Required Permits/Plans: Major Use Permit

Description. Land Use Area P consists of approximately 14.4 acres located in the central project area (see Figure 5). The hotel is an essential feature to the overall community concept. It is intended to provide an attraction to both tourists and travelers and offer recreational amenities in a unique rural setting in keeping with the historic resort character of Jacumba. The site is bordered by the proposed golf course on the west and south, and the ~~Future Planning Area~~ Open Space to the north.

Land Use Guidelines. Land Use Area P is intended to be developed as a 200 room resort hotel with incidental facilities such as swimming pools, health and mineral water spa, tennis courts, restaurant, lounge, and banquet facilities. These facilities are intended to provide a broad range of recreational and entertainment activities catering to vacationers, rather than being merely an overnight stop for travelers. A Major Use Permit pursuant to Section 7350 et seq. of the County Zoning Ordinance is required. and shall comply with the Objectives and Standards for Area P. Planned land uses would conform to the following:

5.3.16.1 Major Use Permit

Objective: Provide comprehensive site plan, landscape, architectural review, and quarry noise mitigation for hotel development in Area P.

Standards: A Major Use Permit shall be submitted for review and approval prior to building permit issuance for hotel development in Area P. Prior to the approval of the hotel MUP, noise levels from existing or planned quarry operations, WRF, and highway shall have been reduced to not more than 60 dB at the hotel property line through distance from quarry operations, enclosure, berming, or operational restrictions to the satisfaction of the Department of Planning and Land Use.

5.3.16.2 Permitted Uses

Land uses shall be limited to facilities classified as Transient Habitation: Lodging (Section 1545) by the County Zoning Ordinance, as it may presently exist or hereafter be amended. This area will be subject to the C36 General Commercial Use Regulations (Sections 2360 et seq. of the County Zoning Ordinance).

5.3.16.3 Design Guidelines

Development within Area P will exhibit certain land use and design features which will be implemented during the development review and approval process. The MUP for Area P shall include architectural design, colors and landscaping, and setbacks/buffers for proposed wetlands habitat in the flood control channel to the west.

5.3.17 Land Use Area Q

Size: 11.8 Acres
Planned Use: Water Reclamation Facility
Required Permits/Plans: Major Use Permit

Description. Land Use Area Q consists of approximately 11.8 acres located in the northern project area on the south side of Carrizo Gorge Road (see Table 1 and Figure 5). The site is bordered by the proposed equestrian center on the north, and ~~Future Planning Areas~~ Open Space to the west, south, and southeast.

Land Use Guidelines. Land Use Area Q is intended to be developed as a wastewater reclamation ~~plant~~ facility with sufficient design capacity only to serve development of the proposed project and the existing town of Jacumba. A Major Use Permit pursuant to Section 7350 et seq. of the County Zoning Ordinance is required. The facility has

been designed to allow addition of enough processing capacity to serve the Future Planning Area. Planned land uses would conform to the following:

5.3.17.1 Permitted Uses

Land uses shall be limited to facilities classified as Major Impact Services and Utilities (Section 1350) by the County Zoning Ordinance, as it may presently exist or hereafter be amended. This area will remain subject to the existing S88 Specific Planning Area Use Regulations (Sections 2880 et seq. of the County Zoning Ordinance).

5.3.17.2 Design Guidelines

Development within Area Q will exhibit certain land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Common land use and design features are illustrated in Section 6 of this Specific Plan. The Major Use Permit for Area Q shall include architectural design, colors and landscaping to minimize visual impacts from Interstate 8, and setbacks/buffers from adjacent existing and proposed Jacumba Valley Ranch land uses and natural habitat areas.

- Conceptual Water Reclamation Facility (Figure 23, page 5-39)
- Reclaimed Water Distribution System (Figure 30, page 5-49)

5.3.18 Land Use Area R

Size: 31.7 Acres
Planned Use: Equestrian Center
Required Permits/Plans: Major Use Permit

Description. Land Use Area R consists of approximately 31.7 acres located in the northern project area on ~~the south~~ both sides of Carrizo Gorge Road (see Figure 5). The site is adjacent to the proposed WRF on the south.

Land Use Guidelines. Land Use Area R is intended to be developed as an equestrian facility with a maximum boarding capacity for 150 horses, together with breeding and training facilities. A Multiple Use Permit (MUP), pursuant to Section 7350 et seq. of the County Zoning Ordinance is required. Planned land uses would conform to the following:

5.3.18.1 Permitted Uses

Land uses shall be limited to facilities classified as Animal Sales and Services: Horse Stables (Section 1425) by the County Zoning Ordinance, as it may presently exist or hereafter be amended. This area will remain subject to the existing S88 Specific Planning Area Use Regulations (Sections 2880 et seq. of the County Zoning Ordinance).

5.3.18.2 Design Guidelines

Development within Area R will exhibit certain land use and design features which will be implemented during the development review and approval process. The MUP for Area R shall include architectural design, colors, and landscaping to minimize visual impacts from Interstate 8, and setbacks/buffers from adjacent existing and proposed Jacumba Valley Ranch land uses and natural habitat areas.

5.3.19 Land Use Area S

Size: 285 Acres
Planned Use: Golf Course/Flood Control
Required Permits/Plans: Major Use Permit

Description. Land Use Area S consists of approximately 285 acres which runs through the central portion of the project area (see Table 1 and Figure 5). It includes the floodplains of the three creeks which converge near the center of the site.

Land Use Guidelines. Land Use Area S is intended to provide comprehensive design and management of areas subject to flooding, integrated with the proposed private 18-hole golf course. Also included are the golf course clubhouse facilities, lakes, and pedestrian pathways. A driving range may be a component of the project design. Driving range design and limits on lighting and operation will be subject to the Major Use Permit for the golf course. The general standards of: (1) no use after 10 PM and (2) shielded lighting that is shielded and not directed toward residences, should be met. Flood control facilities are designed to provide protection for project development as well as for the existing town of Jacumba. In addition to flood control integrated within the golf course, other areas of the flood plain will provide opportunities to control flooding with a more natural riverbed design. The conceptual plan shown on Figures 26 and 27 illustrate how the channel design can accommodate low flows, storm water velocity dissipation, erosion control, and wetlands vegetation. A Major Use Permit pursuant to Section 7350 et seq. of the County Zoning Ordinance and approval by the County DPLU is required. New permanent structures shall be required to observe a 90 foot setback from the 60 foot Public Reserve Line. Planned land uses would conform to the following:

5.3.19.1 Permitted Uses

Land uses shall be limited to flood control facilities and golf course with clubhouse. Initially the club house will be approximately 3,000 square feet and will be serviced by septic systems. The clubhouse expansion (approximately 8,250 square feet) may include a restaurant and cocktail lounge, snack bar, meeting rooms, offices, locker rooms, and pro shop with retail sale of golf merchandise and clothing, and would be served by the WRF. The golf course and clubhouse facilities are classified as Major Impact Services and Utilities (Section 1350) by the County Zoning Ordinance, as it may presently exist or hereafter be amended. Also to be located within the Golf Course/Flood Control land use area is re-activation of a rock quarry to generate material for the flood control drop structures; and a proposed sand mine which will be operated during site development to remove excess sand from the flood control channel construction area, and will also be operated on an infrequent basis to remove sand from the channel following periods of heavy runoff. Appropriate County approval will be obtained for both the expanded quarry and sand mine. This area will remain subject to the existing S88 Specific Planning Area Use Regulations (Sections 2880 et seq. of the County Zoning Ordinance).

5.3.19.2 Design Guidelines

Development within Area S will exhibit certain land use and design features which will be implemented during the development review and approval process. These Design Guidelines are referenced below. Common land use and design features are illustrated in Section 6 of this Specific Plan. The Major Use Permit for Area S shall include architectural design, colors and landscaping, and setbacks/buffers for proposed wetlands in the flood control channel.

- Conceptual Golf Course Landscaping (Figure 24, page 5-41)
- Conceptual Club House Landscaping (Figure 25, page 5-42)
- Conceptual Flood Control Measures (Figures 26 and 27, pages 5-43 and 44)

5.3.20 Land Use Area T

Size: 12.0 Acres
Planned Use: Water Treatment Facility (WTF)
Required Permits/Plans: Site Plan

Description. Land Use Area T consists of approximately 12 acres located in the southern project area, south of Old Highway 80 (see Table 1 and Figure 5). The site is bordered by the Jacumba Airport on the north, the buffer zone adjacent to the Republic of Mexico on the south, the SPA boundary terminus to the east, and Golf Course/Flood Control contiguous to the west.

Land Use Guidelines. Land Use Area T is intended to be developed as a water treatment plant to treat groundwater for domestic use in compliance with State and Federal drinking water standards. The WTF will only be built if water quality standards decline to the point where treatment is necessary. This requirement is detailed in the EIR, Section IIC. The WTF shall be designed and operated with capacity to serve the Jacumba Valley Ranch development and to provide supplemental temporary service to the Jacumba Community should insufficient or poor groundwater conditions, equipment failure, or other unforeseen circumstances necessitate this service. A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is required and shall comply with the Objectives and Standards for Area T as specified below. New permanent structures shall be required to observe a 90 foot setback from the 60 foot Public Reserve Line. Planned land uses would conform to the following:

5.3.20.1 Site Plan Review

Objective: Provide comprehensive site plan, landscape, and architectural review for water treatment plant development in Area T.

Standards: A Site Plan shall be submitted for review and approval prior to building permit issuance for water treatment facility development in Area T. Elements to be included in the Site Plan include architectural design, colors, landscaping, and setbacks/buffers from Old Highway 80 and the proposed Congregate Care Facility in Area K. The Site Plan shall provide that the operations building be painted using earth-tone colors. The roof design shall be either a southwestern style flat roof or a pitched roof as typically used for newer residences in the Jacumba townsite, and landscaping shall be provided to the north and west sides of the facility in the line of sight from Old Highway 80 and Area K as shown on Figure 20 of the Jacumba Valley Ranch EIR and Conceptual Water Treatment Facility, Figure 28, page 5-45.

5.3.20.2 Permitted Uses

Land uses shall be limited to facilities classified as Civic Use Types (Section 1300 et seq.) by the County Zoning Ordinance, as it may presently exist or hereafter be amended. This area will remain subject to the existing S88 Specific Planning Area Use Regulations (Sections 2880 et seq. of the County Zoning Ordinance).

5.3.20.3 Design Guidelines

Development within Area T will exhibit certain land use and design features which will be implemented during the development review and approval process.

- Conceptual Water Treatment Facility (Figure 28, page 5-45)

5.3.21 Land Use Area Z

Size: 184.0 Acres
Planned Use: Open Space
Required Permits/Plans: Not Applicable

Description. Land Use Area Z is intended to remain undeveloped.

Land Use Guidelines. According to the Specific Plan, no grading or structures shall be allowed. Trails will be permitted with issuance of a Major Use Permit. Trails and passive recreational amenities such as picnic areas or viewing areas will be permitted. This area will be dedicated in phases according to the Development Phase Map, Figure 6, page 1-17. This area is not being dedicated as biological open space and is not a necessary component of the proposed biological mitigation for project impacts.

6. DESIGN GUIDELINES

6.1 Purpose and Intent

The Design Guidelines have been devised as a method of achieving a high quality, cohesive design fabric for Jacumba Valley Ranch, and to assure that overall land use and environmental goals are accomplished during phased implementation of the project.

These guidelines express the desired character of future development for the entire project area, and address the areas of site planning, landscaping, streetscapes, parks and trails, transitions between land uses, fencing, and signage.

The Design Guidelines provided herein are intended to be flexible and are therefore illustrative in nature. As each tentative map, site plan, use permit, or other development application is presented for a particular Land Use Area, development plans shall indicate compatibility with the particular Design Guidelines applicable to that specific project.

The objectives of these guidelines are to:

- Provide the County of San Diego and the community of Jacumba with the necessary assurance that the Specific Plan Area will develop in accordance with the quality and character proposed herein.
- Set the framework for the formulation of precise development requirements for the various planning areas within the Specific Plan boundaries.
- Serve as design criteria to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality.
- Illustrate site planning techniques which mitigate potential environmental impacts and assure compatibility between land uses.
- Provide guidance to County staff, the Planning Commission, and the Board of Supervisors in the review of future development projects in the Specific Plan area.
- Provide guidance in the formulation of Covenants, Conditions, and Restrictions for the use of land within the Jacumba Valley Ranch Specific Plan.

6.2 General Guidelines

Jacumba Valley Ranch is located on the 1,250-acre former Ketchum Ranch and adjacent to the historic resort town of Jacumba, an area which has a notably interesting background. Developed in the 1920s as a resort and hot spring spa centered around the Vaughn Spa and Hotel, the town became a destination for the first generation of automobile travelers from San Diego and the Imperial Valley. The hotel and a number of “auto courts” attracted as many as 5,000 people in a single weekend.

The community image of Jacumba Valley Ranch is defined by its physical and historic environmental setting and the integrated balance of community elements. Careful consideration of streetscapes, park and recreation features, open space preservation, landscape treatment, site planning, and architecture will help set the level of quality and allow Jacumba Valley Ranch to establish its own distinctive image. These key elements will create a structure for implementation of future development projects. The community image should reflect the rural character of the surrounding area, the historic resort character of Jacumba, and the visual character of a green valley surrounded by barren hills which are dotted with rock outcroppings and desert vegetation.

6.3 Landscape Concepts and Community Elements

Key community elements will form the dominant structure for Jacumba Valley Ranch. These components involve both design amenities and appropriate environmental mitigation guidelines. As noted in the “Implementation” section of this Specific Plan, the landscaping, site planning, and community elements which are described and illustrated on the following pages, will be applied to each of the Land Use Areas during the site design and development review phase involving tentative subdivision maps, use permits, and site plan applications. Figure 7, page 1-19, is an Illustrative Site Plan for Jacumba Valley Ranch and Table 3, page 6-11 is a list of recommended trees, shrubs and groundcovers suitable for the Jacumba climate.

6.3.1 Residential Guidelines

Residential Guidelines shall consist of the following points:

1. Maintain the existing rural life style by continuing the existing pattern of residential and agricultural uses on large lots outside of the Country Town Regional Category.
2. Demonstrate a diligent effort to retain significant existing natural features characteristic of the community’s landscape. Existing topography and landforms, drainage courses, rock outcroppings, vegetation and views shall be

incorporated, to the maximum extent feasible, into the future development of the land.

3. Landscaping should emphasize the use of natural drought resistant plant materials in all areas.
4. The level grading of entire lots without respect for existing conditions; the indiscriminate removal of oaks; the blocking of existing significant views; the diversion of natural drainage patterns unless no alternative is available; and the creation of a landscape incompatible with surrounding sites shall be avoided.
5. Minimize the visual impacts of hillside developments with buildings, retaining walls and other improvements, deferring to the natural landforms and kept to as low a profile as possible.
6. Graded hillsides should approximate the surrounding natural hills. Slope banks should be softened by contoured grading of fill at the top and toe of the slope in Areas D, E, and I.
7. Waive concrete curbs, gutters, and sidewalk requirements in new subdivisions to ensure compatibility with existing rural developments in all areas.
8. Buffer residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust and unsightly views in Areas H and O.

6.3.2 Community Parks and Recreation

Jacumba Valley Ranch proposes a system of large natural and improved open space areas together with neighborhood recreation and pedestrian trails. This open space network serves to preserve the overall rural character of the area and provide relatively low density residential areas.

Improved recreation facilities in the form of a golf course, tennis courts, and equestrian center are also provided to encourage active lifestyles. Pocket parks are also provided, including a fishing lake, which provide further opportunity for leisure or active recreation.

6.3.2.1 Conceptual Park and Trail System

The overall community and neighborhood park network and trails connect between residential areas and other community attractions, including the commercial center. Equestrian trails are intended to compliment the equestrian

center and rural character. The pedestrian corridors are intended to encourage walking rather than driving to destinations within the community. See Figure 31, Conceptual Open Space/Park System, and Figure 32, Conceptual Park Pedestrian Corridors, pages 6-7 and 6-8, respectively.

6.3.2.2 Conceptual Neighborhood Parks

Neighborhood parks are currently proposed for passive uses such as walking and bike paths. The neighborhood park concept is intended to encourage and facilitate development of individualized recreation facilities depending on the demographic market sought by each neighborhood area. Recreational facilities beyond the passive parks proposed in this Specific Plan will require a Major Use Permit.

6.3.2.3 Private Lake

The addition of facilities such as a clubhouse and boathouse will require a Major Use Permit. The general location of the lake is shown on the Illustrative Site Plan and Master Landscape Plan, Figure 7, page 1-19.

6.3.2.4 Private Lake

A tennis club and boathouse might be located on the recreation lake in Neighborhood Area A and would serve the entire community.

6.3.3 Roadways and Community Elements

A hierarchy of streetscape treatments has been established for Jacumba Valley Ranch. Visual and physical relationships with these key community elements will reinforce the project theme and its rural setting. "Edge Treatments" are particularly important in creating necessary physical separation while preserving visual continuity between dissimilar uses. Repetition of design themes using landscaping and other materials will provide an overall cohesiveness to the project.

6.3.3.1 Conceptual Roadway Treatments

Streetscapes along major roadways are designed to both buffer adjoining residential areas and "lure" visitors to the Jacumba townsite. Interior roads are intended to conform to rural road standards and respond to individual neighborhood conditions. They may include sidewalks, though generally only on one side, or gravel walkways.

6.3.3.2 Conceptual Entries (Figure 33 and 34, page 6-9 and 6-10)

Landscape treatments at key intersections will announce the arrival into the Jacumba Valley Ranch and its various neighborhoods, provide direction to visitors, and reinforce community design and landscape themes.

APPENDIX A
PUBLIC FACILITIES FINANCING PLAN

Note: Due to changes in project design, the financing method for Wastewater and Sewer Reclamation/Treatment has been changed. The Sanitation District has been replaced with a Community Services District. All other elements remain the same.



September 14, 1995

Mr. Bruce Turecek
Jacumba Valley Ranch
2423 Camino del Rio South, Suite 213
San Diego, CA 92108

RE: Jacumba Valley Ranch Public Facilities Financing Plan

Dear Bruce:

In accordance with your request, McKinley Nielsen is pleased to submit the final draft of the Jacumba Valley Ranch Public Facilities Financing Plan.

If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "David C. Nielsen", is written over the word "Sincerely,". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David C. Nielsen

JACUMBA VALLEY RANCH SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

SCOPE OF PUBLIC FACILITIES FINANCING PLAN

This Public Facilities Financing Plan identifies the size and scope of major public facilities needed to support the planned development of the Jacumba Valley Ranch Specific Plan. This plan provides an analysis of methods available to finance the needed facilities and recommends specific mechanisms for consideration in funding the improvements. This plan conforms with the policies of the General Plan Public Facility Element, as adopted by the County of San Diego. Specific objectives, policies and implementation measures of that Element applicable to Jacumba Valley Ranch are discussed in the relevant section.

SUMMARY OF PUBLIC FACILITIES FINANCING PLAN

A description of the public facilities that will be necessary to support the development of the Jacumba Valley Ranch Specific Plan is contained on the following pages. It identifies the major on-site and off-site public facilities that will support the ultimate buildout of the Jacumba Valley Ranch.

Following the description of the facilities is a description of the various financing mechanisms that have been analyzed for application to Jacumba Valley Ranch. The following table summarizes the recommended financing methods by type of facility that are included in this Plan.

Table 1
Recommended Financing Methods for Facilities Directly Impacted
by Jacumba Valley Ranch

<u>Facility Type</u>	<u>Financing Methods</u>
Roads	Developer exaction
Water	Developer exaction & Connection Fees
Wastewater & Sewer Treatment	Assessment District & Developer exaction
Street Lighting & Landscape Maint.	Community Services Dist.
Public Parks	Parkland Dedication Fees
Flood Control/Storm Drainage	Developer exaction
Fire Protection & Emergency Svcs.	Fire Mitigation Fees
Schools	School Facilities Fees and/or Mello-Roos Community Facilities District
Solid Waste	Private Company
Law Enforcement, Animal Control	County-wide Public Facilities
Library, Courts & Jail Facilities	Fee
Public Health & General Governmental Facilities	Fee

DESCRIPTION AND PROPOSED FINANCING OF FACILITIES NEEDED AS A RESULT OF DIRECT IMPACT OF JACUMBA VALLEY RANCH

This section describes all of the major public facilities that have been reviewed in conjunction with the preparation of the Jacumba Valley Ranch Specific Plan.

ROADS

The General Plan Public Facility Element, Section 4. Transportation, Objective 1, calls for a level of service "C" or better during peak traffic hours on County Circulation Element roads. The policies and implementing measures for Objective 1 are designed to assure that new development provides roadway expansions and improvements to maintain the level of service "C". The project is currently served by two public roads: Carrizo Gorge Road, serving as a Rural Collector on the County Circulation Element and Old Highway 80, designated as a Major Road. A proposed north-south road will link Carrizo Gorge Road to Old Highway 80 and will be designated as a Rural Collector. The funding of this proposed road, Valley Ranch Road, will be done by the developer. Traffic signals will be funded jointly by County and developer. Right of way for Carrizo Gorge Road is dedicated and developer will pay his fair share of improvements upon agreement with County. Onsite road improvements will consist of local residential streets. The costs of additional residential streets will be borne by the developer.

WATER

The Public Facility Element, Section 13. Water Provision Systems, calls for "a sufficient supply of high quality groundwater to meet the needs of current and future users of the resource". Implementation measure 1.1.2 encourages water master plans that are "coordinated with the provisions of community and subregional plans". The Jacumba Community Services District was created in 1985 to serve what now exists as the town of Jacumba with water supply and distribution, under the terms of Section 61000 et seq. of the Government Code, while the Specific Plan area of Jacumba Valley Ranch receives potable water from a private water purveyor, the Ketchum Water Company.

In terms of financing new development connections, water service lines, and water storage facilities, developers and water consumers will pay fees, as privately charged, to the Jacumba Valley Ranch Water Company. The Jacumba Valley Ranch Specific Plan proposes to retain the services of the Jacumba Valley Ranch Water Company for water usage in the proposed Jacumba Valley Ranch area.

The Ketchum Water Company which has become the Jacumba Valley Ranch Water Company upon the change of ownership of the property, is a privately owned "State Small Water System" which has an Environmental Health Service Permit #E81588. It is separate from and non-competing with the Jacumba Community Services District in that all service is to hook-ups within the property boundaries. Because of the abundance of water available on the property water could be sold if proper permits were issued.

The Ketchum Water Company has a recorded history of having sold water. It sold water in 1963 to 1967 to construct Interstate 8 from Boulevard to Ocotillo Wells. There are currently no plans to sell water beyond the Specific Plan area. The Jacumba Valley Ranch Water Company plans to enter into a stand-by agreement with the Jacumba Community Services District to supply water to them in an emergency.

WASTEWATER AND SEWER RECLAMATION/TREATMENT

In conforming to the Public Facilities Wastewater Treatment Element, Section 12, Policy 1.1, states that "land use planning, which is the responsibility of the County will be coordinated with sewer system planning, which is the responsibility of facility providers." As an implementation to coordinate land use planning with sewer facilities planning, the Element "encourages the preparation of sewer master plans that are coordinated with community plans to ensure planned land uses can be served by planned sewer improvements." Policy 1.3 of the Element states that "all land development projects requiring the use of sewage

conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction."

The town of Jacumba currently uses septic tank for sewer and wastewater disposal. With the addition of 1,048 residential dwelling units, a 200-room hotel, and a congregate senior care facility, the need for sewer service and sewer disposal will require a more extensive sewer treatment system. The Jacumba Valley Ranch Specific Plan proposes to form a County Sanitation District for purposes of providing sewer treatment and transmission. The formation of a Sanitation District is needed to issue bonds in an appropriate amount to develop the system in the first phase of development.

The Specific Plan of Jacumba Valley Ranch has proposed a wastewater reclamation facility to be located on 11.8 acres which is planned to accommodate the treatment of all sewage within the project area and lines will be sized to accommodate the existing town of Jacumba for future hook-up if desired.

The onsite sewage collection system will be constructed by the developer as part of the overall improvement costs for the development. Once construction of the facility is completed, it will be turned over to the Sanitation District. If residents of the town of Jacumba hook up to the system, they will pay a yet to be determined pro rata share of the system cost.

STREET LIGHTING AND LANDSCAPE MAINTENANCE

Maintenance of private street lighting and landscaping will be by the Homeowners Association(s). Maintenance of public street lighting and landscaping will be by a newly formed Community Service District or annexation to the Jacumba Community Service District when rights-of-way are accepted by the County.

PUBLIC PARKS

The Jacumba Community Services District currently serves the town of Jacumba with public parks and recreation services. The District operates Jacumba Park, which is located at 44635 Old Highway 80 and Heber Avenue. The park is on approximately 19.8 acres and features a community center, also used as a senior center, and a softball field.

The Public Facility Element for parks and recreation states that a short term objective of "five acres of local parks per 1,000 unincorporated area residents, and the County's equitable portion of the regional park facilities of fifteen acres per 1,000 residents in the region." One of the Implementation Measures for this objective states that the Park Lands Dedication Ordinance will be utilized to meet the local park needs of new development to the extent allowable under state law. Within the Jacumba Valley Ranch Specific Plan there are extensive private parks, a golf course, hiking trails, and open space areas planned.

The development of Jacumba Valley Ranch proposes to pay Park Land Dedication fees by the builders of the homes at the time building permits are issued, in lieu of land donation for public parks by the developer. These fees will be paid to the County and held in trust for the community until such time that a specific request for the expenditure of the funds for the acquisition and/or development of additional local or regional park facilities is made by the Jacumba Community Services District, within the Mountain Empire Planning Area, and approved by the County Department of Parks and Recreation. At the current fee rate of \$400.00 per residential dwelling unit, the revenue from parkland dedication fees for the Jacumba Valley Ranch Specific Plan would amount to a total of \$419,200 at buildout.

FLOOD CONTROL AND DRAINAGE

Section 5. Flood Control, of the Public Facility Element contains objectives calling for the "reduction in the need for construction of flood control structures," and "preservation of the flood plain environment from adverse impacts due to development." Also, the Flood Control Objective 4 calls for an "equitable means of financing flood control facilities."

Policy 4.1 states that "the costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from the facilities."

The Specific Plan of the Jacumba Valley Ranch will manage the flood plain area in an enhanced manner that provides flood control protection to the areas to be developed in addition to providing flood protection for the existing town of Jacumba. Flood control facilities will be integrated into the construction of the proposed golf course. Flood channel improvements will additionally be made in areas of the new construction, which are planned to extend off-site and to the west. Within the golf course, concrete structures or rip rap will be limited to undercrossings or transition points. Off-site rip rap and drop structures will be utilized to trap sand before it enters the golf course. The developer proposes to obtain a sand mining permit to renew earlier mining and to allow sand removal. All costs for the construction of the flood control system will be borne by the developer; and there will not be a need for flood control district financing of these items.

SCHOOL FACILITIES

The Public Facility Element Educational Facilities Objective 1 calls for the "provision of educational facilities sufficient to meet the demands of new development concurrent with need." School districts are encouraged to work with developers to assure the availability of school facilities at time of need.

The community of Jacumba Valley Ranch is located in the Mountain Empire Unified School District. The Mountain Empire Unified School District serves several smaller communities in the very eastern portions of San Diego County. Part of the School District is within the boundaries of the Mountain Empire Community Planning Area. The Mountain Empire Unified School District became established October 14, 1952, and the existing communities served by the district are: Descanso, Guatay, Pine Valley, Mount Laguna, Lake Morena Village, Campo, Potrero, Tecate, Boulevard, and Jacumba.

To this end, the District and the developer are attempting to negotiate an agreement. A ten acre school site has been set aside to be made available to the district, should the district decide to keep the elementary school in Jacumba. If the district elects not to keep the elementary school in Jacumba, the developer will pay fees in accordance with Regulatory Policy, fees mutually agreed upon, or fees established in binding arbitration.

SOLID WASTE DISPOSAL

Objective 1, Section 6. Solid Waste, states, "reduce the volume of waste to be landfilled by 30% by 1992 (County-mandated objective) and by 50% by 2000 (State-mandated)." The underlying policy to this is to seek and promote alternative waste management procedures other than landfilling. Policy 1.2 of this section, as it relates to residential, commercial, and industrial solid waste, states that "landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual waste from processing facilities." Currently, the town of Jacumba utilizes one of the sanitary landfill sites in San Diego County, that of the Sycamore Landfill, located in Santee.

The amount of solid waste to be disposed of from the buildout of the planned 1,048 dwelling units, the proposed 28.5 acres of commercial development, and the construction of 200-room hotel will necessitate an increased need for solid waste disposal facilities, such as that being planned for East County sites under study by the County.

LAW ENFORCEMENT

The Public Facility Element Law Enforcement Objective 1 establishes a "level of facilities sufficient to accommodate a service level of three patrol shifts per day per 10,000 population..... as an interim step toward meeting the facility goal (of four patrol shifts per day per 10,000 population)."

With 1,048 dwelling units at an average of 2.13 persons per dwelling unit, the Jacumba Valley Ranch Specific Plan, at buildout, could yield a population total of 2,232 persons. This would require .670 patrol shifts per day to meet the County's service objective. The assumption can be

made that one patrol shift is made up of seven patrol deputies, two detectives, one supervisor, and one clerical support staff position. As it is necessary to have three eight-hour patrol shifts per 24 hour period, the "sworn officer" requirement for Jacumba Valley Ranch will be approximately 2.23 staff years for the increased population estimate of 2,232. The combined clerical and supervisory staff years necessary will amount to .22 years which, in addition to the 2.23 "sworn officer" staff years, will require a total of 2.45 staff years for sheriff services and law enforcement due to the new population of 2,223 persons.

The Jacumba area is now serviced by the County Sheriff's 885 beat. The substation providing sheriff services to Jacumba is the "Boulevard Station," located at 378 Sheridan Road, Campo. Because of the increase in the number of dwelling units contained within the Jacumba Valley Specific Plan, additional Sheriff services will be funded by the new development contributing its fair share of County fees to satisfy the conditions of the Public Facility Element service levels, if the County adopts an impact fee for this purpose.

ANIMAL CONTROL

The Public Facility Element Animal Control Objective calls for animal control "facilities sufficient to provide .13 square feet of shelter space per dwelling unit". Implementation Measure 4.1.1 states that the County will "develop and utilize an impact fee program that requires new development to contribute its fair share of facility costs toward achieving the short term objective."

With an estimated 1,048 dwelling units, Jacumba Valley Ranch would be expected to provide the financing for 136 square feet of new animal control facilities. If the impact fee program is enacted prior to the issuance of building permits for Jacumba Valley Ranch, the development will participate in the fee program for animal control facilities.

COURTS AND JAIL FACILITIES

County court and jail facilities as it relates to the Jacumba Valley Ranch Specific Plan, and other unincorporated areas of the county and cities, has been funded by a portion of the county general fund. In accordance with the County Public Facility Element, the need for court and jail facilities increases with new development in existing areas, population growth, etc. Objective 1 of the Facility Element under this category states that "an equitable method of funding for justice facilities by all jurisdictions and by all new development that will benefit from the facilities" shall be implemented by determining "the relationship of new growth in an area and the need for County court and jail facilities."

The Jacumba Valley Ranch Specific Plan involves a population increase of 2,232 persons. In the county element, the overall incarceration rate is 19.0 persons per 10,000 population.

LIBRARIES

The Public Facility Element Library Objective 1 calls for the achievement "through consistent and incremental improvement, the facility levels of 0.35 square feet of branch library floor space and 2.0 books, or the equivalent in automated information sources, per resident serviced by the County Library. Implementation Measure 2.2.1 requires that County staff "examine the feasibility of a development impact fee in the unincorporated area to finance library facilities to serve new development."

The current residents of Jacumba have access to a 500 square ft. branch library located at 44511 Old Highway 80. Using the population estimate of 2,232 persons at buildout, the need for 781.2 square feet & 4,464 books, or equivalent automated information sources, will conform to Objective 1 standards. Until the Public Facility Element "fair share" funding is implemented, no new library facilities will be provided to serve the specific plan.

FIRE PROTECTION AND EMERGENCY SERVICES

The Jacumba Valley Ranch Specific Plan area is located within the Jacumba Rural Fire Protection District's service area. The District has one fire station, Station #19, located at 1255 Jacumba Street. This District currently has one fire engine, one water tender truck, and one utility truck. The Station's staff is made up of one firefighter from 8:00 - 6:00 PM, volunteer firefighters on call 24 hours daily and a portion of the County's Rural Fire District staff.

The Public Facility Element Fire Protection and Emergency Services Objective 2 calls for the "equitable and sufficient funding for fire protection and emergency services facilities." To implement this objective the policies require that "new development be required to finance its full and fair share of the facility and equipment needs that it generates." The District participates in the County's fire mitigation fee program and as of July 1, 1991, is currently collecting \$.24 per square foot of non-sprinklered residential construction. The fire mitigation fees for the hotel and the congregate senior care facility proposed for the Jacumba Valley Ranch development can be approximated as being between \$.12 to \$.17 per square foot. The \$.12 per square foot fee is for sprinklered buildings, and the \$.17 per square foot is the fee charged for fire resistive buildings (Building Types I-III). Also, for the 28.5 acres of commercial development, outlined in the Jacumba Valley Ranch Specific Plan, the fire mitigation fee can be expected to be between \$.17 to \$.24 per square foot.

The fee is collected at building permit issuance by the County and passed on to the District to be used for additional capital expenditures related to the new development. If the average size of the houses to be built at Jacumba Valley Ranch were assumed to 1,650 square feet, each home would pay \$396 in fire mitigation fees under the current fee schedule. The total at buildout to be paid to the Jacumba Rural Fire Protection District would amount to \$207,000 (\$415,000 if not sprinklered) for single family homes; \$8,800 congregate senior care facility; and \$9,900 for commercial facilities.

FINANCING ALTERNATIVES ANALYSIS

INTRODUCTION

The following discusses financing alternatives that have been considered for the Jacumba Valley Ranch Public Facilities Financing Plan. The alternatives were analyzed to assure full consideration was given to the range of possible methods for financing the infrastructure required to support the planned development of Jacumba Valley Ranch.

The alternatives range from the traditional methods such as exactions and development fees to more modern approaches such as the Mello-Roos Community Facilities District Act.

The following pages discuss each of the methods identified as being candidates for financing Jacumba Valley Ranch's public facilities. The following methods are discussed:

- Exactions
- Impact Fees
- Special assessments
- Improvement districts
- Facilities benefit assessments
- Mello-Roos community facilities districts

EXACTIONS

Exaction is the term applied to those developer constructed and financed facilities that are made a condition of discretionary development approval. Exactions have their basis in state planning law and are the most common means of providing for local streets, street lighting, curbs, gutters, sidewalks, sewer laterals, water lines and storm drains. A related financing technique is development impact fees, discussed in the next section. Some, but not all, developer fees have their basis in state planning law and are paid "in lieu" of constructing the required improvement.

Most exactions are straight-forward in their implementation: a condition is placed on a tentative subdivision map (or other discretionary approval) requiring that a particular facility (e.g., local street) be constructed (or guaranteed) prior to approval of the final subdivision map. If the improvement is not constructed, the map is not approved and the owner has no usable lots. In some instances the land use jurisdiction may allow the postponement of the exaction by the posting of a performance bond or other form of guarantee (e.g., letter of credit) which has the effect of delaying the actual construction until some future date.

The application of exactions to local streets, curbs, gutters, sidewalks, storm drains, sewers, water lines and street lights is a well established practice. In addition to these "public" facilities, exactions are used for the construction of public utility infrastructure.

IMPACT FEES

Impact fees are levied against proposed development to fund costs of facilities, generally off-site, related to the development. Examples of development fees are sewer and water connection fees, the park fees levied under the authority of the Quimby Act, school impact fees levied under the authority of Government Code Section 65995, or 53080, et seq. and local ordinances and thoroughfare and drainage fees levied under the authority of the Subdivision Map Act and local implementing ordinances.

Development fees are relatively simple to implement once the statutory authority has been determined. A local jurisdiction enacts implementing ordinances which normally require the payment of the development fee as a condition of subdivision of land or building permit issuance. The fee can be payable either at the time of final map recordation or the issuance of building permits. Most such fees are collected at building permit time. Legislation enacted in 1987 requires that there be strict controls on the use of these fees to finance public facilities.

Development fees can be used to fund roads, sewer, water, parks, schools, flood control facilities, and other facilities.

SPECIAL ASSESSMENTS

Special assessments are levies placed on property to finance improvements that have a specific benefit to that property. There must be a reasonable relationship between the amount of the assessment and the benefit received by the property. Most special assessments are a result of the Improvement Act of 1911 assessment proceedings, Improvement Act of 1911 bonds, the Municipal Improvement act of 1913, and/or the Improvement Bond Act of 1915.

A special assessment is implemented by the Board of Supervisors according to the procedures set forth in the applicable governing statute. In general, special assessment proceedings require a resolution of intention, the preparation of an "engineer's report" setting forth as estimate of the cost of the facilities to be constructed and estimating the amount of assessment per parcel based on the benefit to be received by the property from the proposed improvements. The Board of Supervisors holds a public hearing after it has received the engineer's report. If owners of more than fifty percent of the property included within the proposed assessment district file written protests prior to the close of the public hearing, the Board of Supervisors must "abandon" the assessment district proceedings unless it finds by a 4/5ths vote that there are overriding public health and safety reasons to go forward with the planned improvements.

If the assessment district goes forward, bids are received on the project and bonds are sold to finance the construction and administrative costs associated with the project. At this time a lien is placed on the property in the amount of the final assessment. The annual assessments are collected by the County Tax Collector on the regular tax bill.

Special assessments can be used only where a special benefit is conferred on a parcel of property as a result of the facility to be constructed. Consequently, the use of special assessments has been traditionally limited to local streets, sidewalks, curbs, gutters, drainage and local sewer facilities. However they may also be used to finance light, gas supply, fire protection, water supply, fallout shelters, retaining walls, ornamental

vegetation, navigation facilities, and stabilization of land among other uses. In all cases, however, the following principal requirements must be met for the special assessments to be valid:

- total assessment must not exceed the cost of the public improvement;
- the improvement must beneficially affect a well defined and limited area of land;
- the actual assessment must be proportional to the benefit received; and
- the landowner being assessed must be given an opportunity for a hearing.

IMPROVEMENT DISTRICTS

Municipal Water Districts are empowered to create improvement districts for the purpose of incurring bonded indebtedness to finance public facilities on less than a district-wide basis. The procedures of the formation of the improvement districts and the establishment of debt are contained within the Water Code. Once the improvement district debt has been established, the debt service may be satisfied by the levying of ad valorem property taxes if sufficient voter approval has been secured. Other sources of revenue such as connection charges may be used to provide for the debt service.

FACILITIES BENEFIT ASSESSMENTS

The City of San Diego pioneered the use of "facilities benefit assessments" as a means of paying for new infrastructure in developing communities. This is basically a "pay as you go" method of financing that involves a determination of the total costs of the facilities to be financed, the type and rate of development, the relative benefit derived by the various classes of development from the facilities and the establishment of a benefit assessment (development fee) that is paid at the time building permits are issued.

In practice the City of San Diego has used the FBA approach to finance road improvements, fire stations, parks, libraries and traffic signals. In theory, as long as a community-wide benefit can be shown from the facilities to be financed, this method has broad application.

The County does not presently have the authority to establish facilities benefit assessments, and may require specific state legislation that would grant such authority.

MELLO-ROOS COMMUNITY FACILITIES DISTRICTS

The Mello-Roos Community Facilities Act of 1982 authorized the establishment of community facilities districts (CFDs) for the purpose of acquiring or constructing public facilities. The districts are created by the governing body (i.e., board of supervisors, special district board of directors) and require an 2/3rds voter approval. The districts may issue bonds and levy special taxes, subject to the 2/3rds voter approval, to finance the construction or acquisition of any capital facility the parent agency (county, etc.) is otherwise authorized to construct or acquire. If there are less than twelve registered voters residing in the proposed district, the election is conducted among the property owners weighted according to the acreage owned. The special tax can be levied on any basis that bears a reasonable relationship to the benefit received from, or the need generated for, the community facility by the properties so taxed.

Proceedings to create a community facilities district may be initiated either by the legislative body or by a petition of 10% of the property owners or 10% of the registered voters in the area proposed for the district.

The Mello-Roos Community Facilities District Act allows the use of this financing mechanism for certain public facilities that the legislative body is otherwise empowered to acquire or construct. In this respect it has probably the broadest potential application of any of the financing means described. It is even possible to use the CFD mechanism to finance improvements governed by a joint powers authority, thereby expanding its use to include facilities that might otherwise be constructed by two or more public agencies.